



*City of Charleston*

# DESIGN REVIEW BOARD

February 3<sup>rd</sup>, 2020

4:30 PM

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

[www.charleston-sc.gov/drbb](http://www.charleston-sc.gov/drbb)

# Agenda Item #1

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## **O SAVAGE RD.**

TMS # 309-00-00-481

Request conceptual approval for the construction a  
new one-story medical facility.

# NOVO LABS OFFICE BUILDING

CONCEPTUAL CC DRB SUBMITTAL  
12,613 SF OFFICE BUILDING

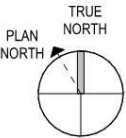


OWNER	CONTRACTOR	ARCHITECT	MEP	CIVIL	
GUILD BIOSCIENCES 1313 ASHLEY RIVER ROAD SUITE B CHARLESTON, SC 29407	THE CORNERSTONE COMPANY 543 LONG POINT ROAD SUITE 101 MT PLEASANT, SC 29464	NOVUS ARCHITECTS 900 JOHNNIE DODDS BLVD. SUITE 200 MT PLEASANT, SC 29464	EPIC ENGINEERING INC. 447 JESSEN LN. WANDO, SC 29492	CLINE ENGINEERING, INC. 1514 MATHIS FERRY RD, SUITE 209 MT. PLEASANT, SC 29464	

CONCEPTUAL DRB SUBMITTAL 02-03-2020

A-1  
COVER SHEET  
NOVO LABS OFFICE BUILDING  
0 SAVAGE RD. CHARLESTON, SC 29414

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STORMWATER DESIGN STANDARDS MANUAL (SWDSM)  
VARIANCES

APPLICABLE SECTION	DESCRIPTION OF THE VARIANCE	SUBMITTAL DATE	APPROVAL DATE

# SITE DEVELOPMENT PLANS FOR SAVAGE ROAD COMMERCIAL

## OFF SAVAGE ROAD CHARLESTON, SOUTH CAROLINA

### SITE CONTACTS

<b>CLIENT</b> NOVO SC PROPERTIES, LLC AUGUSTINE DINOVO 1313B ASHLEY RIVER ROAD CHARLESTON, SC 29407 PHONE (843) 573-0095 EXT 7001	<b>CIVIL ENGINEER</b> MATTHEW CLINE, P.E. CLINE ENGINEERING P.O. BOX 21204 CHARLESTON, SC 29413 PHONE (843) 991-7239	<b>PROJECT SURVEYOR</b> KNIGHT SURVEYING & MAPPING, LLC P.O. BOX 13885 CHARLESTON, SC 29422 PHONE (843) 789-0850
<b>BUILDING CODES AND INSPECTIONS</b> CITY OF CHARLESTON FRANCHETTA MURRAY 2 GEORGE STREET GROUND FLOOR CHARLESTON, SC 29401 PHONE (843) 937-4670	<b>SOUTH CAROLINA EROSION CONTROL</b> S.C.D.I.E.C. O.C.R.M. RICHARD GEER STORMWATER DIVISION 1362 MCILLAN AVE. SUITE 400 CHARLESTON, SC 29405 PHONE (843) 953-0200	<b>PLANNING AND ZONING</b> CITY OF CHARLESTON ERIC SCHULTZ 2 GEORGE STREET CHARLESTON, SC 29401 PHONE (843) 724-3799
<b>FIRE DEPARTMENT</b> CITY OF CHARLESTON FIRE DEPARTMENT MICHAEL J. LAZAROVICH, CHIEF FIRE MARSHALL 2 GEORGE STREET STE. 3800 CHARLESTON, SC 29401 PHONE (843) 724-3429	<b>DEPARTMENT OF TRANSPORTATION</b> CHARLESTON TRAFFIC & TRANSPORTATION MICHAEL MATTHEWS 180 LOCKWOOD DRIVE CHARLESTON, SC 29403 PHONE (843) 724-7372	<b>CHARLESTON WATER SYSTEM</b> 101 ST. PHILIP STREET CHARLESTON, SC 29403 PHONE (843) 727-6869 PHONE (843) 727-6897 (CONSTRUCTION)

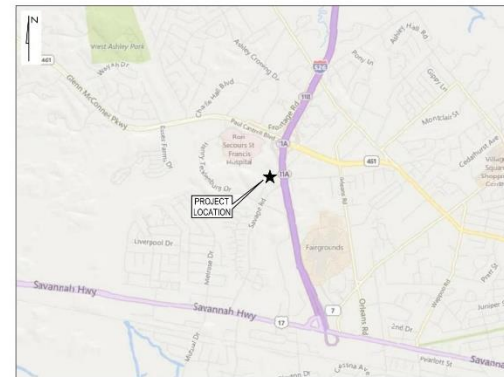
### PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE REMOVAL OF EXISTING STRUCTURE AND PAVEMENT. ONE NEW MULTI-FAMILY STRUCTURE IS PROPOSED FOR AFFORDABLE HOUSING WITH PARKING, DRIVEWAY, UTILITIES, GRADING AND DRAINAGE.

THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED

### INDEX

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X-1	BZA-SD



VICINITY MAP

SCALE 1" = 2000'

DATE	DESCRIPTION	APPROVAL



SAVAGE ROAD COMMERCIAL	COVER	SAVAGE ROAD CHARLESTON, SOUTH CAROLINA
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DATE: 08/20/2019	BY: [Signature]
DATE: 08/20/2019	BY: [Signature]

SHEET NUMBER	G-1
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## WATER LINES

- [illegible]

## SANITARY SEWER LINES

- [illegible]

## SCDHEC

- [illegible]

### CONSTRUCTION SEQU

- [illegible]

## ABBREVIATIONS

- [illegible]

### LEGEND

- | EXISTING | PROPOSED | DESCRIPTION              |
|----------|----------|--------------------------|
|          |          | THINWALL                 |
|          |          | WATER PROTECTION TYPE A  |
|          |          | WATER PROTECTION TYPE B  |
|          |          | WATER PROTECTION TYPE C  |
|          |          | WATER PROTECTION TYPE D  |
|          |          | WATER PROTECTION TYPE E  |
|          |          | WATER PROTECTION TYPE F  |
|          |          | WATER PROTECTION TYPE G  |
|          |          | WATER PROTECTION TYPE H  |
|          |          | WATER PROTECTION TYPE I  |
|          |          | WATER PROTECTION TYPE J  |
|          |          | WATER PROTECTION TYPE K  |
|          |          | WATER PROTECTION TYPE L  |
|          |          | WATER PROTECTION TYPE M  |
|          |          | WATER PROTECTION TYPE N  |
|          |          | WATER PROTECTION TYPE O  |
|          |          | WATER PROTECTION TYPE P  |
|          |          | WATER PROTECTION TYPE Q  |
|          |          | WATER PROTECTION TYPE R  |
|          |          | WATER PROTECTION TYPE S  |
|          |          | WATER PROTECTION TYPE T  |
|          |          | WATER PROTECTION TYPE U  |
|          |          | WATER PROTECTION TYPE V  |
|          |          | WATER PROTECTION TYPE W  |
|          |          | WATER PROTECTION TYPE X  |
|          |          | WATER PROTECTION TYPE Y  |
|          |          | WATER PROTECTION TYPE Z  |
|          |          | WATER PROTECTION TYPE AA |
|          |          | WATER PROTECTION TYPE AB |
|          |          | WATER PROTECTION TYPE AC |
|          |          | WATER PROTECTION TYPE AD |
|          |          | WATER PROTECTION TYPE AE |
|          |          | WATER PROTECTION TYPE AF |
|          |          | WATER PROTECTION TYPE AG |
|          |          | WATER PROTECTION TYPE AH |
|          |          | WATER PROTECTION TYPE AI |
|          |          | WATER PROTECTION TYPE AJ |
|          |          | WATER PROTECTION TYPE AK |
|          |          | WATER PROTECTION TYPE AL |
|          |          | WATER PROTECTION TYPE AM |
|          |          | WATER PROTECTION TYPE AN |
|          |          | WATER PROTECTION TYPE AO |
|          |          | WATER PROTECTION TYPE AP |
|          |          | WATER PROTECTION TYPE AQ |
|          |          | WATER PROTECTION TYPE AR |
|          |          | WATER PROTECTION TYPE AS |
|          |          | WATER PROTECTION TYPE AT |
|          |          | WATER PROTECTION TYPE AU |
|          |          | WATER PROTECTION TYPE AV |
|          |          | WATER PROTECTION TYPE AW |
|          |          | WATER PROTECTION TYPE AX |
|          |          | WATER PROTECTION TYPE AY |
|          |          | WATER PROTECTION TYPE AZ |
|          |          | WATER PROTECTION TYPE BA |
|          |          | WATER PROTECTION TYPE BB |
|          |          | WATER PROTECTION TYPE BC |
|          |          | WATER PROTECTION TYPE BD |
|          |          | WATER PROTECTION TYPE BE |
|          |          | WATER PROTECTION TYPE BF |
|          |          | WATER PROTECTION TYPE BG |
|          |          | WATER PROTECTION TYPE BH |
|          |          | WATER PROTECTION TYPE BI |
|          |          | WATER PROTECTION TYPE BJ |
|          |          | WATER PROTECTION TYPE BK |
|          |          | WATER PROTECTION TYPE BL |
|          |          | WATER PROTECTION TYPE BM |
|          |          | WATER PROTECTION TYPE BN |
|          |          | WATER PROTECTION TYPE BO |
|          |          | WATER PROTECTION TYPE BP |
|          |          | WATER PROTECTION TYPE BQ |
|          |          | WATER PROTECTION TYPE BR |
|          |          | WATER PROTECTION TYPE BS |
|          |          | WATER PROTECTION TYPE BT |
|          |          | WATER PROTECTION TYPE BU |
|          |          | WATER PROTECTION TYPE BV |
|          |          | WATER PROTECTION TYPE BW |
|          |          | WATER PROTECTION TYPE BX |
|          |          | WATER PROTECTION TYPE BY |
|          |          | WATER PROTECTION TYPE BZ |
|          |          | WATER PROTECTION TYPE CA |
|          |          | WATER PROTECTION TYPE CB |
|          |          | WATER PROTECTION TYPE CC |
|          | </       |                          |

## GENERAL NOTES

SAVAGE ROAD  
CHARLESTON, SOUTH CAROLINA

**G-3**

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TREE LIST						
FILE	IMP	SPICES	GRADE	COMMENTS	CONDITION	STATUS
1	10	SWEET GUM	B		GOOD	KEEP
2	10	WATER OAK	B		GOOD	KEEP
3	10	WATER OAK	B		GOOD	KEEP
4	23	FRS	B		GOOD	KEEP
5	133	WATER OAK	C	SEVERE LEAVING	GOOD	KEEP
6	80	WATER OAK	B		GOOD	KEEP
7	103	WATER OAK	B		GOOD	KEEP
8	14	FRS	C	CRACK	FAR	KEEP
9	103	WATER OAK	F	HEAVY BRUSH NE	POOR	REMOVE
10	10	WATER OAK	B	TRUNK CRACK	POOR	KEEP
11	34	FRS	C		FAR	KEEP
12	24	WATER OAK	B	HOLE	GOOD	REMOVE
13	214	FRS	B		GOOD	REMOVE
14	103	WATER OAK	C		FAR	REMOVE
15	10	FRS	C	CRACK	FAR	REMOVE
16	143	FRS	C	CRACK	FAR	REMOVE
17	103	FRS	C	CRACK	FAR	REMOVE
18	10	FRS	C	CRACK	POOR	REMOVE
19	10	FRS	F	POOR FORM HOLLOW	POOR	REMOVE
20	10	SWEET GUM	B		GOOD	REMOVE
21	231	WATER OAK	B	HOLE	GOOD	KEEP
22	10	FRS	B	POOR FORM CRACK	POOR	KEEP
23	10	SWEET GUM	B		GOOD	KEEP
24	113	WATER OAK	B	POOR FORM LEAKING	POOR	KEEP
25	10	FRS	B	POOR FORM CRACK	POOR	KEEP
26	10	WATER OAK	C	LEAKING	FAR	KEEP
27	10	SWEET GUM	B		GOOD	KEEP
28	103	SWEET GUM	B	LEAKING	GOOD	KEEP
29	8	RED OAK	B		GOOD	KEEP
30	113	FRS	C		GOOD	KEEP
31	103	FRS	C		GOOD	KEEP
32	103	FRS	C		GOOD	KEEP
33	103	FRS	C		GOOD	KEEP
34	103	FRS	C		GOOD	KEEP
35	103	FRS	C		GOOD	KEEP
36	103	FRS	C		GOOD	KEEP
37	103	FRS	C		GOOD	KEEP
38	103	FRS	C		GOOD	KEEP
39	103	FRS	C		GOOD	KEEP
40	103	FRS	C		GOOD	KEEP
41	103	FRS	C		GOOD	KEEP
42	103	FRS	C		GOOD	KEEP
43	103	FRS	C		GOOD	KEEP
44	103	FRS	C		GOOD	KEEP
45	103	FRS	C		GOOD	KEEP
46	103	FRS	C		GOOD	KEEP
47	103	FRS	C		GOOD	KEEP
48	103	FRS	C		GOOD	KEEP
49	103	FRS	C		GOOD	KEEP
50	103	FRS	C		GOOD	KEEP
51	103	FRS	C		GOOD	KEEP
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57	103	FRS	C		GOOD	KEEP
58	103	FRS	C		GOOD	KEEP
59	103	FRS	C		GOOD	KEEP
60	103	FRS	C		GOOD	KEEP
61	103	FRS	C		GOOD	KEEP
62	103	FRS	C		GOOD	KEEP
63	103	FRS	C		GOOD	KEEP
64	103	FRS	C		GOOD	KEEP
65	103	FRS	C		GOOD	KEEP

TREE LIST						
FILE	IMP	SPICES	GRADE	COMMENTS	CONDITION	STATUS
66	103	FRS	C		GOOD	KEEP
67	103	FRS	C		GOOD	KEEP
68	103	FRS	C		GOOD	KEEP
69	103	FRS	C		GOOD	KEEP
70	103	FRS	C		GOOD	KEEP
71	103	FRS	C		GOOD	KEEP
72	103	FRS	C		GOOD	KEEP
73	103	FRS	C		GOOD	KEEP
74	103	FRS	C		GOOD	KEEP
75	103	FRS	C		GOOD	KEEP
76	103	FRS	C		GOOD	KEEP
77	103	FRS	C		GOOD	KEEP
78	103	FRS	C		GOOD	KEEP
79	103	FRS	C		GOOD	KEEP
80	103	FRS	C		GOOD	KEEP
81	103	FRS	C		GOOD	KEEP
82	103	FRS	C		GOOD	KEEP
83	103	FRS	C		GOOD	KEEP
84	103	FRS	C		GOOD	KEEP
85	103	FRS	C		GOOD	KEEP
86	103	FRS	C		GOOD	KEEP
87	103	FRS	C		GOOD	KEEP
88	103	FRS	C		GOOD	KEEP
89	103	FRS	C		GOOD	KEEP
90	103	FRS	C		GOOD	KEEP
91	103	FRS	C		GOOD	KEEP
92	103	FRS	C		GOOD	KEEP
93	103	FRS	C		GOOD	KEEP
94	103	FRS	C		GOOD	KEEP
95	103	FRS	C		GOOD	KEEP
96	103	FRS	C		GOOD	KEEP
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109	103	FRS	C		GOOD	KEEP
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112	103	FRS	C		GOOD	KEEP
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119	103	FRS	C		GOOD	KEEP
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151	103	FRS	C		GOOD	KEEP
152	103	FRS	C		GOOD	KEEP
153	103	FRS	C		GOOD	KEEP
154	103	FRS	C		GOOD	KEEP
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157	103	FRS	C		GOOD	KEEP
158	103	FRS	C		GOOD	KEEP
159	103	FRS	C		GOOD	KEEP
160	103	FRS	C		GOOD	KEEP
161	103	FRS	C		GOOD	KEEP
162	103	FRS	C		GOOD	KEEP
163	103	FRS	C		GOOD	KEEP
164	103	FRS	C		GOOD	KEEP
165	103	FRS	C		GOOD	KEEP
166	103	FRS	C		GOOD	KEEP
167	103	FRS	C		GOOD	KEEP
168	103	FRS	C		GOOD	KEEP
169	103	FRS	C		GOOD	KEEP
170	103	FRS	C		GOOD	KEEP

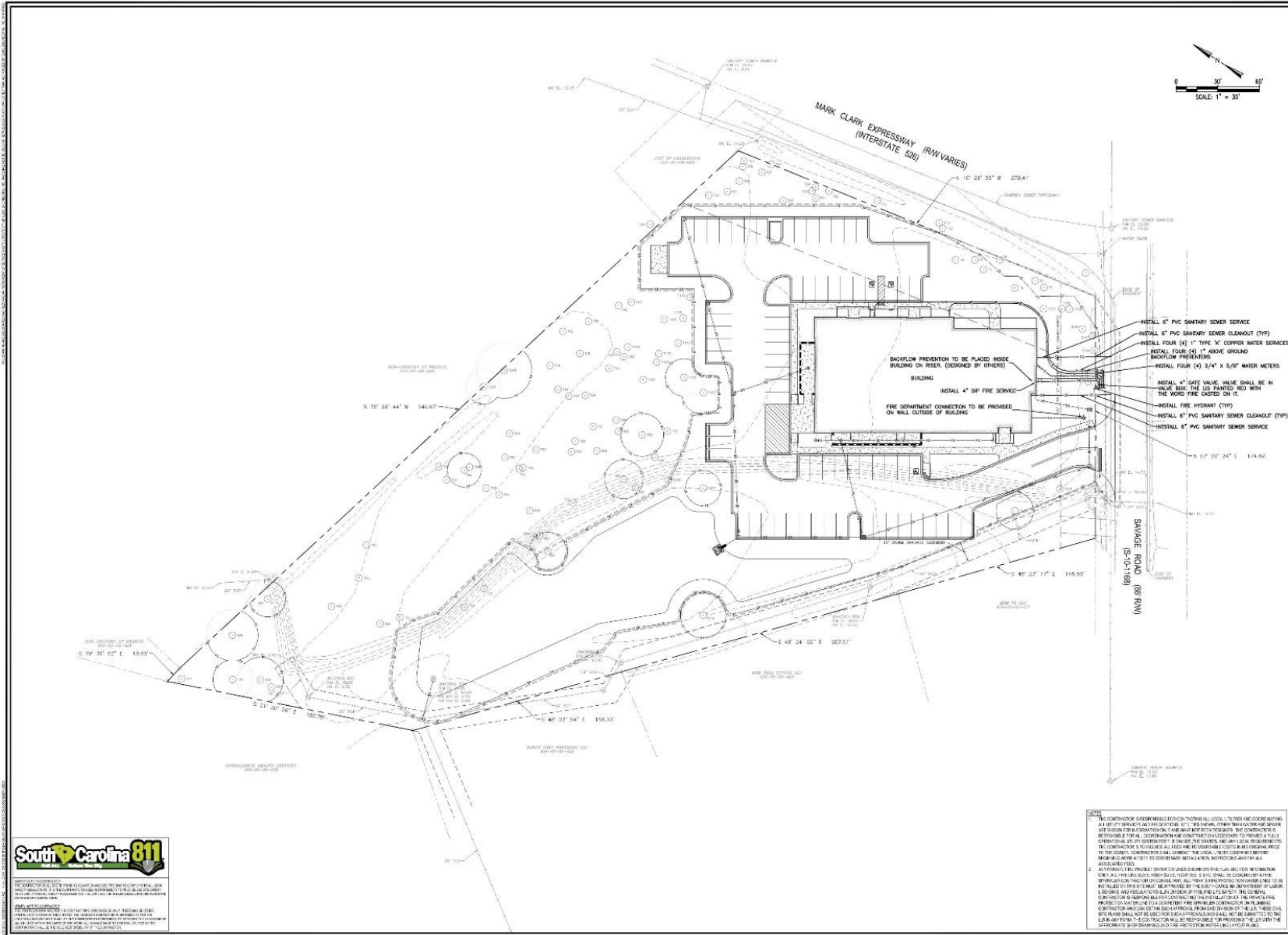
TREE LIST						
FILE	IMP	SPICES	GRADE	COMMENTS	CONDITION	STATUS
171	103	FRS	C	W/SPICE TRUCK	FAIR	ABOVE
172	103	FRS	C		FAIR	ABOVE
173	103	FRS	C		GOOD	ABOVE
174	103	FRS	B		GOOD	ABOVE
175	103	FRS	C	W/SPICE TRUCK	POOR	ABOVE
176	103	FRS	C		POOR	ABOVE
177	103	FRS	C		POOR	ABOVE
178	103	FRS	C		FAIR	ABOVE
179	213	FRS	C	W/SPICE TRUCK	POOR	ABOVE
180	213	FRS	C		POOR	ABOVE
181	103	FRS	C		POOR	ABOVE
182	103	FRS	F		POOR	ABOVE
183	103	FRS	C		POOR	ABOVE
184	63	FRS	B		GOOD	ABOVE
185	63	FRS	C		GOOD	ABOVE
186	63	FRS	C		GOOD	ABOVE
187	63	FRS	C		GOOD	ABOVE
188	1	FRS	C		FAIR	ABOVE
189	15	FRS	C		GOOD	ABOVE
190	103	FRS	C	W/SPICE TRUCK	POOR	ABOVE
191	103	FRS	C		POOR	ABOVE
192	63	FRS	C		GOOD	ABOVE
193	63	FRS	C		GOOD	ABOVE
194	63	FRS	C		GOOD	ABOVE
195	63	FRS	C		GOOD	ABOVE
196	63	FRS	C		GOOD	ABOVE
197	63	FRS	C		GOOD	ABOVE
198	1	FRS	C		FAIR	ABOVE
199	15	FRS	C		GOOD	ABOVE
200	103	FRS	C		GOOD	ABOVE
201	15	FRS	C		GOOD	ABOVE
202	15	FRS	C		GOOD	ABOVE
203	103	FRS	C		GOOD	ABOVE
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211	103	FRS	C		GOOD	ABOVE
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221	103	FRS	C		GOOD	ABOVE
222	103	FRS	C		GOOD	ABOVE
223	103	FRS	C		GOOD	ABOVE
224	103	FRS	C		GOOD	ABOVE
225	103	FRS	C		GOOD	ABOVE
226	103	FRS	C		GOOD	ABOVE
227	63	FRS	C		GOOD	ABOVE
228	103	FRS	C	W/SPICE TRUCK	POOR	ABOVE
229	103	FRS	C		POOR	ABOVE
230	103	FRS	C		POOR	ABOVE
231	103	FRS	C		POOR	ABOVE
232	15	FRS	C		POOR	ABOVE
233	15	FRS	C		POOR	ABOVE
234	103	FRS	C		POOR	ABOVE
235	103	FRS	C		POOR	ABOVE
236	103	FRS	C		POOR	ABOVE
237	63	FRS	C		GOOD	ABOVE
238	103	FRS	C		GOOD	ABOVE
239	103	FRS	C		GOOD	ABOVE
240	103	FRS	C		GOOD	ABOVE
241	103	FRS	C		GOOD	ABOVE
242	103	FRS	C		GOOD	ABOVE
243	103	FRS	C		GOOD	ABOVE
244	103	FRS	C		GOOD	ABOVE
245	103	FRS	C		GOOD	ABOVE
246	103	FRS	C		GOOD	ABOVE
247	103	FRS	C		GOOD	ABOVE
248	103	FRS	C		GOOD	ABOVE
249	103	FRS	C		GOOD	ABOVE
250	103	FRS	C		GOOD	ABOVE
251	103	FRS	C		GOOD	ABOVE
252	103	FRS	C		GOOD	ABOVE
253	103	FRS	C		GOOD	ABOVE
254	103	FRS	C		GOOD	ABOVE
255	103	FRS	C		GOOD	ABOVE
256	103	FRS	C		GOOD	ABOVE
257	103	FRS	C		GOOD	ABOVE
258	103	FRS	C		GOOD	ABOVE
259	103	FRS	C		GOOD	ABOVE
260	103	FRS	C		GOOD	ABOVE
261	103	FRS	C		GOOD	ABOVE
262	103	FRS	C		GOOD	ABOVE
263	103	FRS	C		GOOD	ABOVE
264	103	FRS	C		GOOD	ABOVE
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267	103	FRS	C		GOOD	ABOVE
268	103	FRS	C		GOOD	ABOVE
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284	103	FRS	C		GOOD	ABOVE
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287	103	FRS	C		GOOD	ABOVE
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289	103	FRS	C		GOOD	ABOVE
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291	103	FRS	C		GOOD	ABOVE
292	103	FRS	C		GOOD	ABOVE
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294	103	FRS	C		GOOD	ABOVE
295	103	FRS	C		GOOD	ABOVE
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297	103	FRS	C		GOOD	ABOVE
298	103	FRS	C		GOOD	ABOVE
299	103	FRS	C		GOOD	ABOVE
300	103	FRS	C		GOOD	ABOVE
301	103	FRS	C		GOOD	ABOVE
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305	103	FRS	C		GOOD	ABOVE
306	103	FRS	C		GOOD	ABOVE
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309	103	FRS	C		GOOD	ABOVE
310	103	FRS	C		GOOD	ABOVE
311	103	FRS	C		GOOD	ABOVE
312	103	FRS	C		GOOD	ABOVE
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314	103	FRS	C		GOOD	ABOVE
315	103	FRS	C		GOOD	ABOVE
316	103	FRS	C		GOOD	ABOVE
317	103	FRS	C		GOOD	ABOVE
318	103	FRS	C		GOOD	ABOVE
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320	103	FRS	C		GOOD	ABOVE
321	103	FRS	C		GOOD	ABOVE
322	103	FRS	C		GOOD	ABOVE
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325	103	FRS	C		GOOD	ABOVE
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330	103	FRS	C		GOOD	ABOVE
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332	103	FRS	C		GOOD	ABOVE
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338	103	FRS	C		GOOD	ABOVE
339	103	FRS	C		GOOD	ABOVE
340	103	FRS	C		GOOD	ABOVE
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415	103	FRS	C		GOOD	ABOVE
416	103	FRS	C		GOOD	ABOVE
417	103	FRS	C		GOOD	ABOVE
418	103	FRS	C		GOOD	ABOVE
419	103	FRS	C		GOOD	ABOVE
420	103	FRS	C		GOOD	ABOVE
421	103	FRS	C			





STORM DRAIN SCHEDULE			
STATION	INLET	OUTLET	LENGTH
1+00.00	1	2	100.00
1+10.00	2	3	100.00
1+20.00	3	4	100.00
1+30.00	4	5	100.00
1+40.00	5	6	100.00
1+50.00	6	7	100.00
1+60.00	7	8	100.00
1+70.00	8	9	100.00
1+80.00	9	10	100.00
1+90.00	10	11	100.00
2+00.00	11	12	100.00
2+10.00	12	13	100.00
2+20.00	13	14	100.00
2+30.00	14	15	100.00
2+40.00	15	16	100.00
2+50.00	16	17	100.00
2+60.00	17	18	100.00
2+70.00	18	19	100.00
2+80.00	19	20	100.00
2+90.00	20	21	100.00
3+00.00	21	22	100.00
3+10.00	22	23	100.00
3+20.00	23	24	100.00
3+30.00	24	25	100.00
3+40.00	25	26	100.00
3+50.00	26	27	100.00
3+60.00	27	28	100.00
3+70.00	28	29	100.00
3+80.00	29	30	100.00
3+90.00	30	31	100.00
4+00.00	31	32	100.00
4+10.00	32	33	100.00
4+20.00	33	34	100.00
4+30.00	34	35	100.00
4+40.00	35	36	100.00
4+50.00	36	37	100.00
4+60.00	37	38	100.00
4+70.00	38	39	100.00
4+80.00	39	40	100.00
4+90.00	40	41	100.00
5+00.00	41	42	100.00
5+10.00	42	43	100.00
5+20.00	43	44	100.00
5+30.00	44	45	100.00
5+40.00	45	46	100.00
5+50.00	46	47	100.00
5+60.00	47	48	100.00
5+70.00	48	49	100.00
5+80.00	49	50	100.00
5+90.00	50	51	100.00
6+00.00	51	52	100.00
6+10.00	52	53	100.00
6+20.00	53	54	100.00
6+30.00	54	55	100.00
6+40.00	55	56	100.00
6+50.00	56	57	100.00
6+60.00	57	58	100.00
6+70.00	58	59	100.00
6+80.00	59	60	100.00
6+90.00	60	61	100.00
7+00.00	61	62	100.00
7+10.00	62	63	100.00
7+20.00	63	64	100.00
7+30.00	64	65	100.00
7+40.00	65	66	100.00
7+50.00	66	67	100.00
7+60.00	67	68	100.00
7+70.00	68	69	100.00
7+80.00	69	70	100.00
7+90.00	70	71	100.00
8+00.00	71	72	100.00
8+10.00	72	73	100.00
8+20.00	73	74	100.00
8+30.00	74	75	100.00
8+40.00	75	76	100.00
8+50.00	76	77	100.00
8+60.00	77	78	100.00
8+70.00	78	79	100.00
8+80.00	79	80	100.00
8+90.00	80	81	100.00
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9+20.00	83	84	100.00
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9+50.00	86	87	100.00
9+60.00	87	88	100.00
9+70.00	88	89	100.00
9+80.00	89	90	100.00
9+90.00	90	91	100.00
10+00.00	91	92	100.00
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11+60.00	107	108	100.00
11+70.00	108	109	100.00
11+80.00	109	110	100.00
11+90.00	110	111	100.00
12+00.00	111	112	100.00
12+10.00	112	113	100.00
12+20.00	113	114	100.00
12+30.00	114	115	100.00
12+40.00	115	116	100.00
12+50.00	116	117	100.00
12+60.00	117	118	100.00
12+70.00	118	119	100.00
12+80.00	119	120	100.00
12+90.00	120	121	100.00
13+00.00	121	122	100.00
13+10.00	122	123	100.00
13+20.00	123	124	100.00
13+30.00	124	125	100.00
13+40.00	125	126	100.00
13+50.00	126	127	100.00
13+60.00	127	128	100.00
13+70.00	128	129	100.00
13+80.00	129	130	100.00
13+90.00	130	131	100.00
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14+10.00	132	133	100.00
14+20.00	133	134	100.00
14+30.00	134	135	100.00
14+40.00	135	136	100.00
14+50.00	136	137	100.00
14+60.00	137	138	100.00
14+70.00	138	139	100.00
14+80.00	139	140	100.00
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18+70.00	178	179	100.00
18+80.00	179	180	100.00
18+90.00	180	181	100.00
19+00.00	181	182	100.00
19+10.00	182	183	100.00
19+20.00	183	184	100.00
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19+40.00	185	186	100.00
19+50.00	186	187	100.00
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21+10.00	202	203	100.00
21+20.00	203	204	100.00
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21+80.00	209	210	100.00
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22+80.00	219	220	100.00
22+90.00	220	221	100.00
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23+50.00	226	227	100.00
23+60.00	227	228	100.00
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26+60.00	257	258	100.00
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26+80.00	259	260	100.00
26+90.00	260	261	100.00
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27+10.00	262	263	100.00
27+20.00	263	264	100.00
27+30.00	264	265	100.00
27+40.00	265	266	100.00
27+50.00	266	267	100.00
27+60.00	267	268	100.00
27+70.00	268	269	100.00
27+80.00	269	270	100.00
27+90.00	270	271	100.00
28+00.00	271	272	100.00
28+10.00	272	273	100.00
28+20.00	273	274	100.00
28+30.00			





**NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE AND FEDERAL PERMITS AND APPROVALS FOR THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS AND THE CITY OF CHARLESTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS AND THE CITY OF CHARLESTON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS AND THE CITY OF CHARLESTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS AND THE CITY OF CHARLESTON.

DATE	DESCRIPTION	BY	CHKD
10/15/2018	ISSUED FOR PERMIT	W. J. CLINE	W. J. CLINE
10/15/2018	ISSUED FOR PERMIT	W. J. CLINE	W. J. CLINE
10/15/2018	ISSUED FOR PERMIT	W. J. CLINE	W. J. CLINE
10/15/2018	ISSUED FOR PERMIT	W. J. CLINE	W. J. CLINE

**W. J. CLINE**  
ENGINEER  
No. 12345  
SOUTH CAROLINA

**W. J. CLINE**  
ENGINEER  
No. 12345  
SOUTH CAROLINA

**CLINE**  
ENGINEERING  
PROFESSIONAL DESIGN CONSULTING

SAVAGE ROAD COMMERCIAL

**UTILITY PLAN**

SAVAGE ROAD  
CHARLESTON, SOUTH CAROLINA

PROJECT NUMBER

**C-5**

SHEET NUMBER

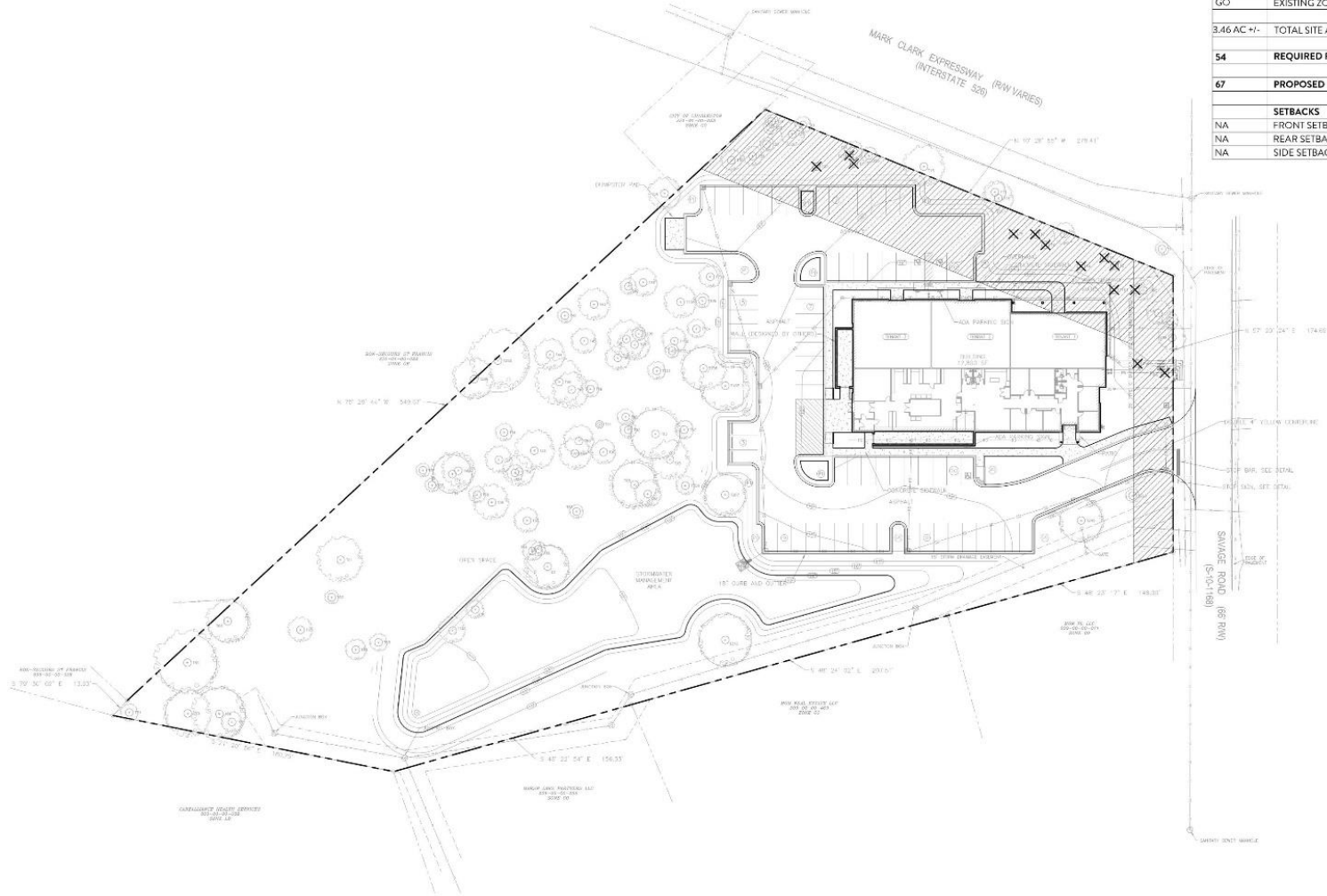




0 SAVAGE ROAD  
MULTI-FAMILY  
LANDSCAPE  
CHARLESTON  
SOUTH CAROLINA

## DEVELOPMENT SUMMARY

0 SAVAGE ROAD	
JURISDICTION: CITY OF CHARLESTON	
TMS#	309-00-00-481
GO	EXISTING ZONING
3.46 AC +/-	TOTAL SITE AREA
54	REQUIRED PARKING
67	PROPOSED PARKING
SETBACKS	
NA	FRONT SETBACK
NA	REAR SETBACK
NA	SIDE SETBACK



SCALE: 1/32" @ 24" X 36"  
SCALE: 1/60" @ 12" X 18"

synchronicity  
LAND • ARCHITECTURE

SHEET TITLE  
SITE PLAN  
SHEET #  
L-100  
JOB #: 00000.00  
DATE: 01.22.2020  
RF: SUBMITTAL

NOT FOR CONSTRUCTION



## SHEET TITLE

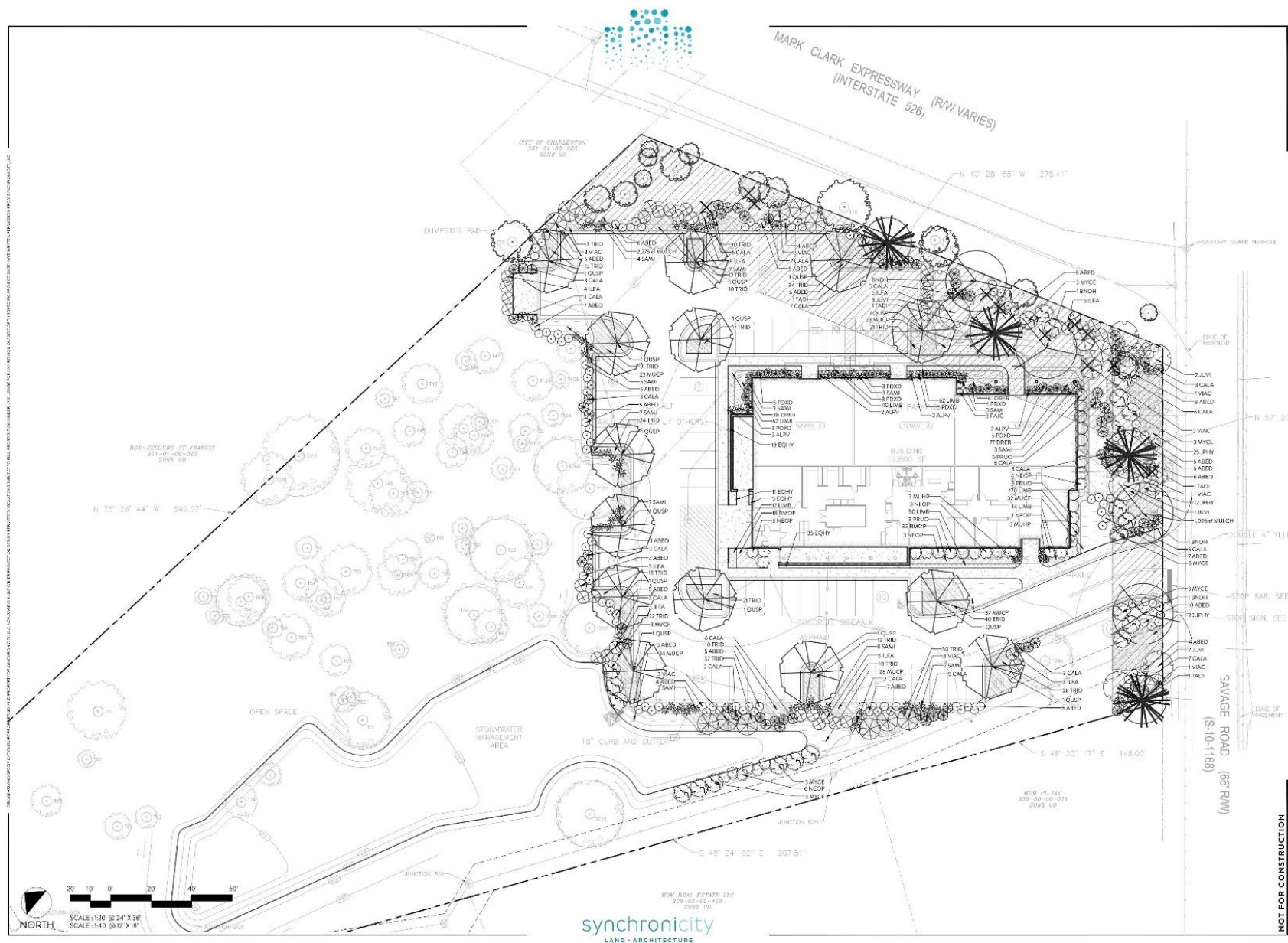
## S H E E T #

JOE V:	00000.00
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JOE V:	00000.00
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DATE: 01.22.2020

REF: SUBMITTAL





PLANT SCHEDULE							
TREES	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
BNDR	BETULA nigra - SWATF	Dwarf Weir River Birch	2' Gal.	14-15'	PER PLAN	4	UPRIGHT, SYMMETRICAL, DENSELY FOLIATED, 3 CANES UP EACH, LIMB UP TO 6'
JUVI	JUNIPERUS virginiana	Eastern Red Cedar	30 gal.	6-10'	PER PLAN	8	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, FULL TO GROUND
QUSP	QUERCUS shumardii - QSFTC	Pin oak Shumard Oak	3' Gal.	14-15'	PER PLAN	14	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, LIMB UP TO 6'
TADI	TAXODIUM distichum	Bald Cypress	2' Gal.	14-15'	PER PLAN	4	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, FULL TO GROUND
VINC	VITEX agnus-castus	Chaste Tree	30 gal.	6-8'	PER PLAN	18	UPRIGHT, SYMMETRICAL, DENSELY FOLIATED, SINGLE STRAIGHT LEADER UP TO 48", LIMB UP TO 42"
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
SAB1	SABAL minor	Dwarf Palmetto	3 Gal.	2-3'	PER PLAN	64	DENSELY FOLIATED, MIN 24" SPREAD
ABED	ABUTILON x grandiflorum 'Edward Goucher'	Glossy Abutilon	1 gal.	2-3'	PER PLAN	135	DENSELY FOLIATED, MIN 24" SPREAD
ALPV	Albizia rosea - 'Vantage'	Vanegated Shell Ginger	3 gal.	2-3'	24"-36"	9	DENSELY FOLIATED, MIN 18" SPREAD
CALLA	CALLICAPPA americana	American Beautyberry	7 gal.	3-4'	PER PLAN	94	DENSELY FOLIATED, MIN 30" SPREAD
FLA	FLUCCUM floridanum	Florida Anise	7 gal.	4-5'	PER PLAN	37	DENSELY FOLIATED, MIN 48" SPREAD
MUHP	MUELENBERGIA capillaris	Pink Muhly	1 gal.	1-2'	PER PLAN	6	DENSELY FOLIATED, MIN 12" SPREAD
MYCE	MYRTICA caribaea	Wax Myrtle	15 gal.	5-7'	PER PLAN	21	DENSELY FOLIATED, MIN 48" SPREAD
NEOP	NERIUM oleander 'Petra Salmon'	Petra Salmon Oleander	7 gal.	3-4'	PER PLAN	22	DENSELY FOLIATED, MIN 36" SPREAD
PRLO	Prunus americana 'Otha Luyken'	Otha Luyken Laurel	7 gal.	3-4'	PER PLAN	19	DENSELY FOLIATED, MIN 36" SPREAD
SMALL SHRUBS - EVERGREEN	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
FAUG	FARTUGIUM japonicum 'Giganteum'	Giant Farligum	3 gal.	2-3'	PER PLAN	3	DENSELY FOLIATED, MIN 18" SPREAD
PHLO	PHLOXENDRON serrata	Serrata Phloxendron	1 gal.	1-2'	PER PLAN	28	DENSELY FOLIATED, MIN 12" SPREAD
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
MULCH	CYPRESS MULCH	---	---	---	---	3,352 sf	---
JPHY	JUNIPERUS horizontalis 'Youngtown'	Creeeping juniper	1 gal.	6-12"	72"	52	DENSELY FOLIATED, MIN 12" SPREAD
LUMB	LIRIOPE muscari 'Big Blue'	Big Blue Liriope	1 gal.	12-18"	18-24"	430	DENSELY FOLIATED, MIN 18" SPREAD
GROUND COVERS - EVERGREEN	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
DRER	DRYOPTERIS erythrosora	Autumn Fern	1 gal.	12-24"	18-30"	175	DENSELY FOLIATED, MIN 12" SPREAD
EQHY	EQUISETUM hyemale	Horsetail Reed Grass	1 gal.	12-24"	18"	69	DENSELY FOLIATED, MIN 12" SPREAD
ROSP	ROSARINUS officinalis 'Piedra'	Creeeping Rosemary	1 gal.	6-12"	24"-36"	53	DENSELY FOLIATED, MIN 12" SPREAD
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
MUOP	MUELENBERGIA capillaris	Pink Muhly	1 gal.	1-2'	36"-42"	177	DENSELY FOLIATED, MIN 12" SPREAD
TRID	Tripsacum dasyphyllum	Dwarf Fiddleneck Grass	3 gal.	2-3'	36"	401	DENSELY FOLIATED, MIN 24" SPREAD





1. CHARLESTON OB/GYN - 1027 PHYSICIANS DR.



2. AMEDISYS HOME HEALTH - 1027 PHYSICIANS DR.



6. WELLNESS PLUS CHARLESTON - 1001 PHYSICIANS DR.



5. CAROLINA KIDNEY & HYPERTENSION - 1007 PHYSICIANS DR.



4. CAROLINA FOOT CENTERS - DR SMILEY - 1012 PHYSICIANS DR.

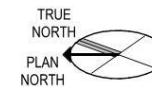


3. CHARLESTON SPINE INSTITUTE - 1019 PHYSICIANS DR.



## CONTEXT NOVO LABS OFFICE BUILDING

Date 02-03-2020



NOTES:  
SEE APPENDIX A FOR ENLARGED  
PHOTOS





#### KEY SITE FEATURES

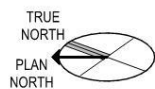
1. VISIBLE FROM BOTH HWY 526 AND SAVAGE RD.
2. RESIDENTIAL HOUSING TO THE SOUTHWEST OF THE PROPERTY
3. SINGLE STORY COMMERCIAL PROPERTIES TO SOUTHWEST

← SIGHT LINES TO BUILDING

◇ RESIDENTIAL HOMES

--- PROPERTY LINES

--- NEIGHBORING COMMERCIAL PROPERTY LINES



## SITE RELATIONSHIPS NOVO LABS OFFICE BUILDING

Date 02-03-2020





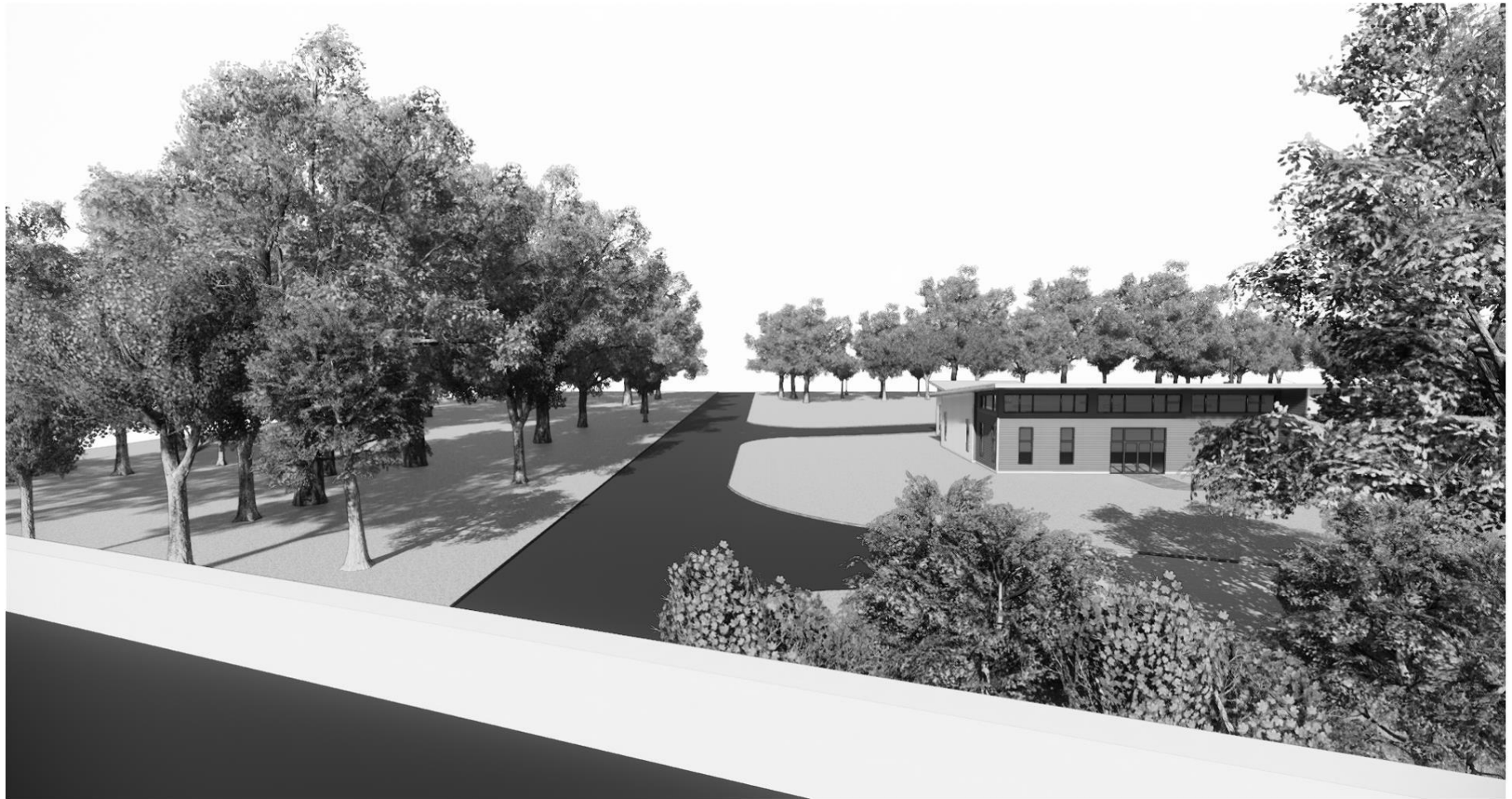


526 PERSPECTIVE - PREVIOUS SUBMITTAL  
NOVO LABS OFFICE BUILDING

Date

02-03-2020



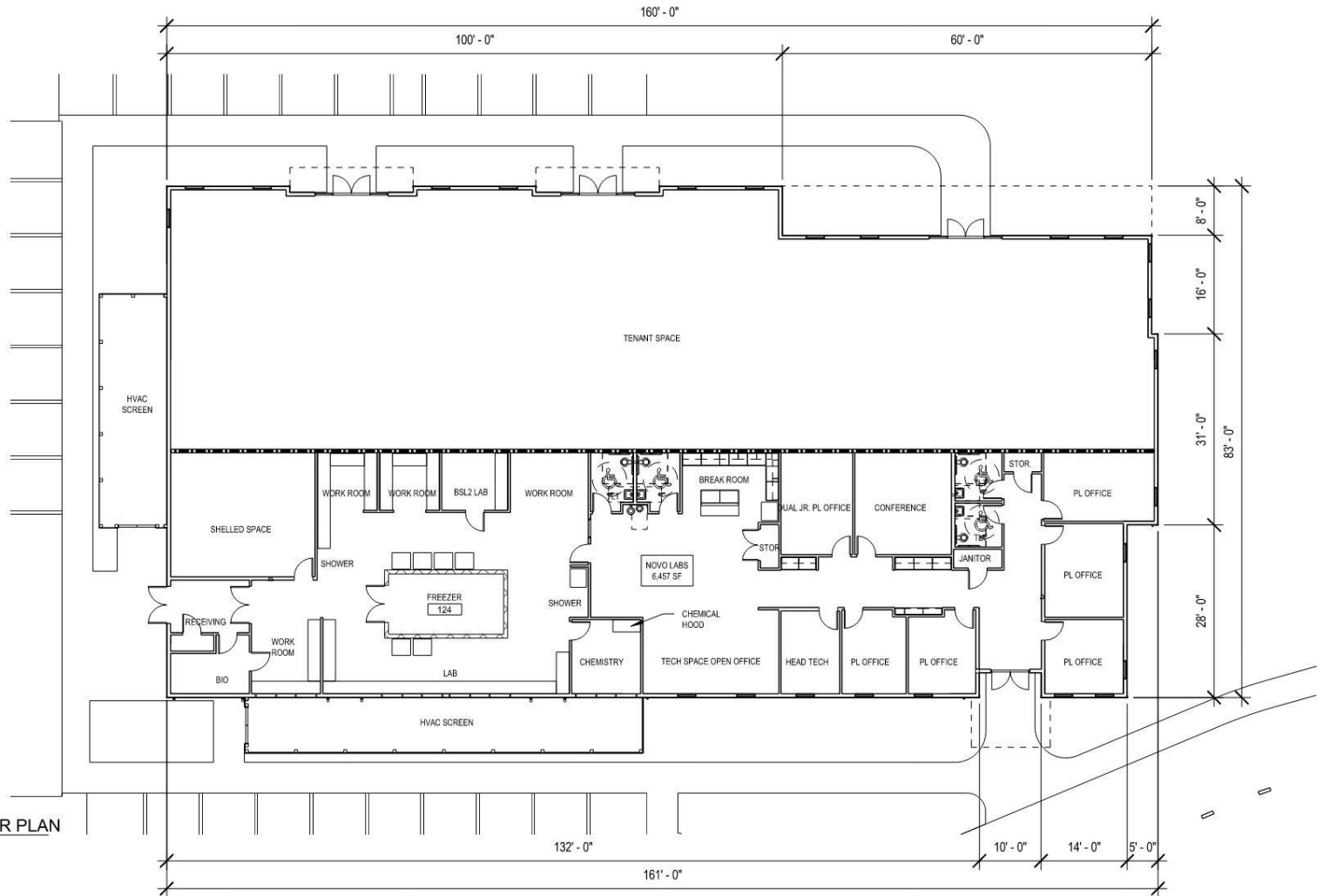




SAVAGE ROAD STREETSCAPE - NORTH ELEVATION



SAVAGE ROAD STREETSCAPE - SOUTH ELEVATION

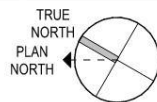


1 FIRST FLOOR PLAN  
A-7 1/16" = 1'-0"



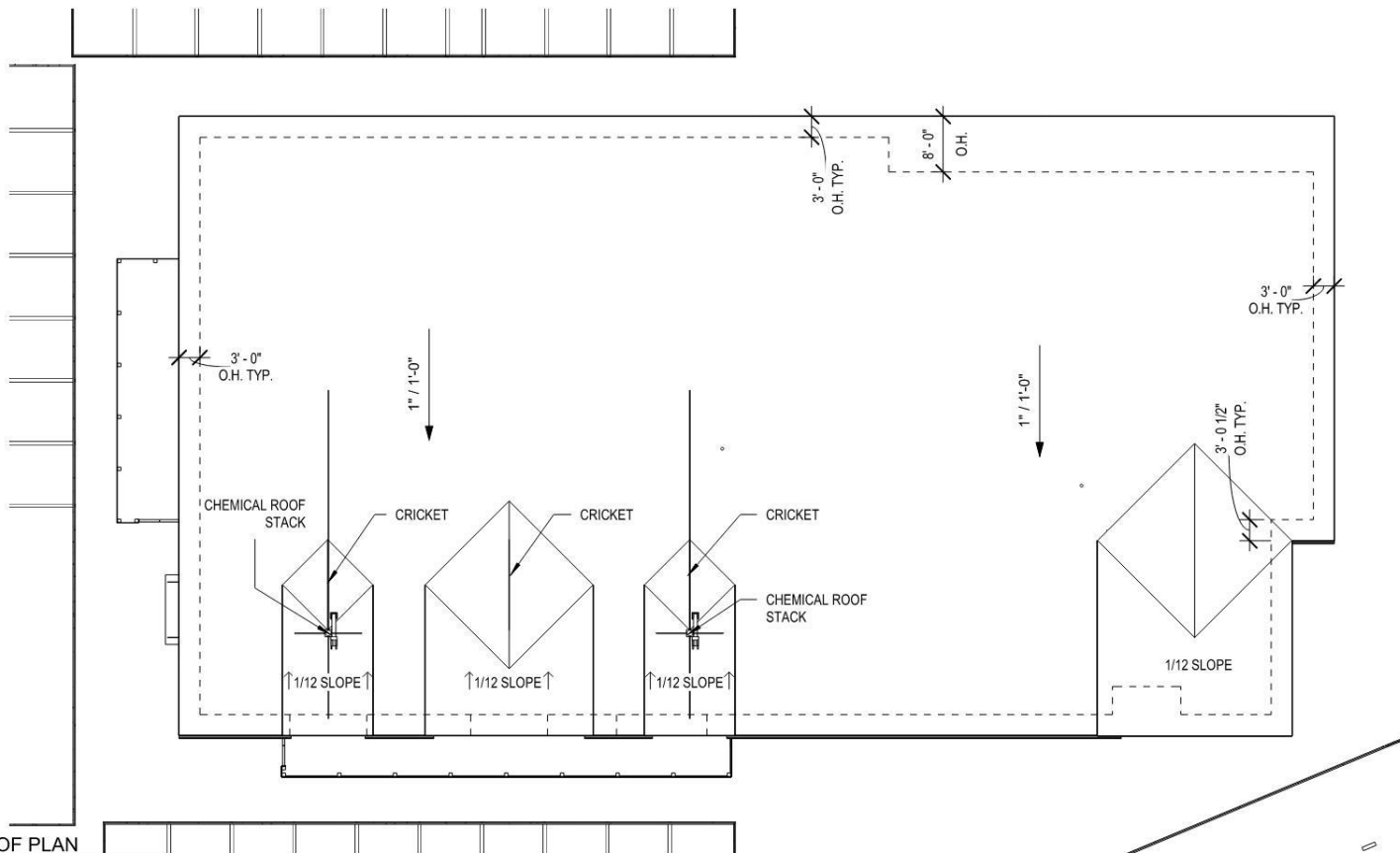
## FIRST FLOOR PLAN NOVO LABS OFFICE BUILDING

Date 02-03-2020



### NOTES:

BUILDING SQUARE FOOTAGE = 12,613 GROSS SQ.FT  
FLOOD ZONE = ZONE X  
FF ELEVATION = 20.0'

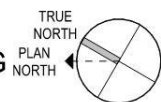


1  
A-8 ROOF PLAN  
1/16" = 1'-0"



## ROOF PLAN NOVO LABS OFFICE BUILDING

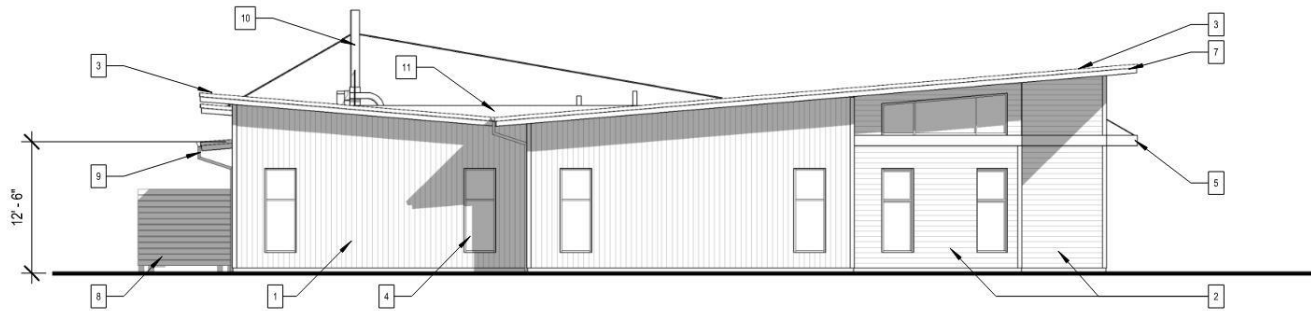
Date 02-03-2020



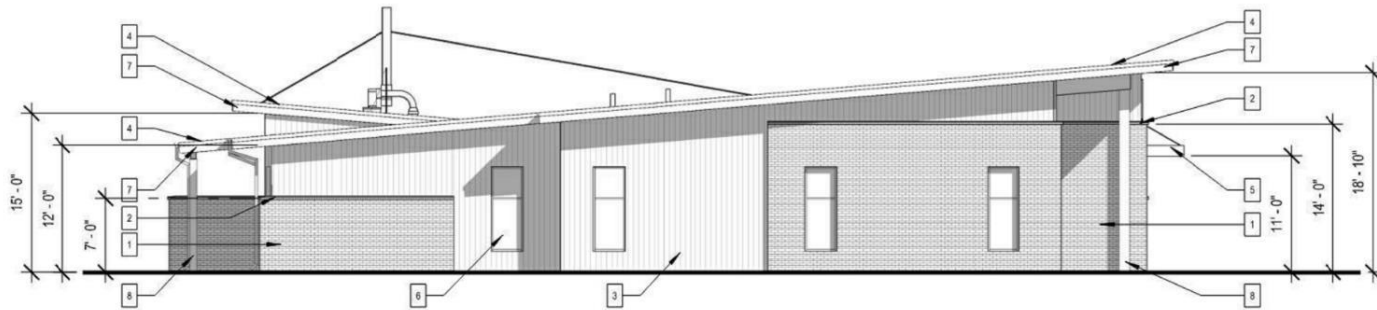
NOTES:  
BUILDING SQUARE FOOTAGE = 12,813 GROSS SQ FT  
FLOOD ZONE = ZONE X  
FF ELEVATION = 20.0'

A-8

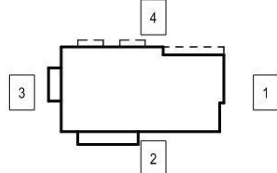




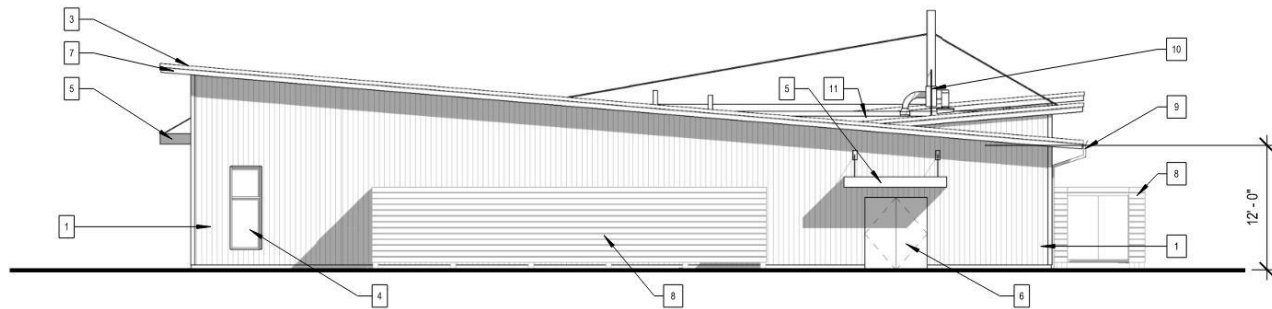
1 SOUTH ELEVATION - SDS  
A-9 3/32" = 1'-0"



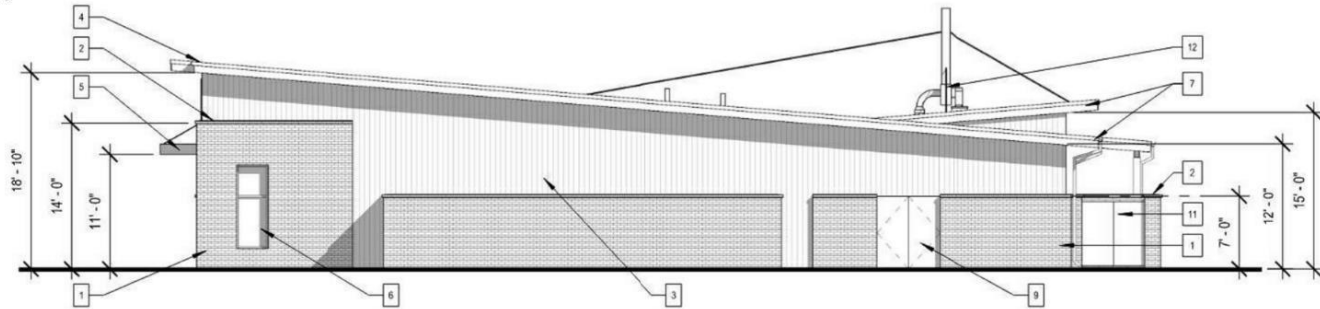
SOUTH ELEVATION - PREVIOUS SUBMITTAL

MATERIAL LEGEND						PLAN KEY	
1 CORRUGATED METAL SIDING	3 STANDING SEAM METAL ROOFING	5 PREFABRICATED METAL AWNING	7 METAL TRIM	9 GUTTER & DOWNSPOUT	11 CRICKET		
2 EXTERIOR PANEL - WOOD GRAIN	4 STOREFRONT WINDOWS	6 EXTERIOR DOOR	8 HVAC SCREEN	10 CHEMICAL HOOD VENT			





**3**  
**A-10** NORTH ELEVATION - SDS  
3/32" = 1'-0"

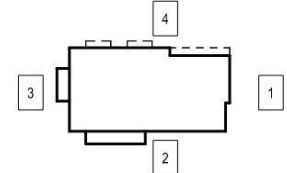


NORTH ELEVATION - PREVIOUS SUBMITTAL

#### MATERIAL LEGEND

1 CORRUGATED METAL SIDING	3 STANDING SEAM METAL ROOFING	5 PREFABRICATED METAL AWNING	7 METAL TRIM	9 GUTTER & DOWNSPOUT	11 CRICKET
2 EXTERIOR PANEL - WOOD GRAIN	4 STOREFRONT WINDOWS	6 EXTERIOR DOOR	8 HVAC SCREEN	10 CHEMICAL HOOD VENT	

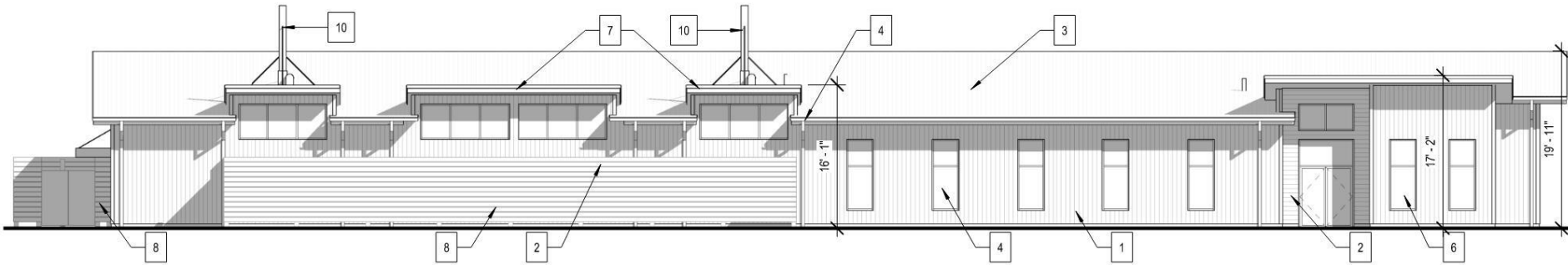
#### PLAN KEY



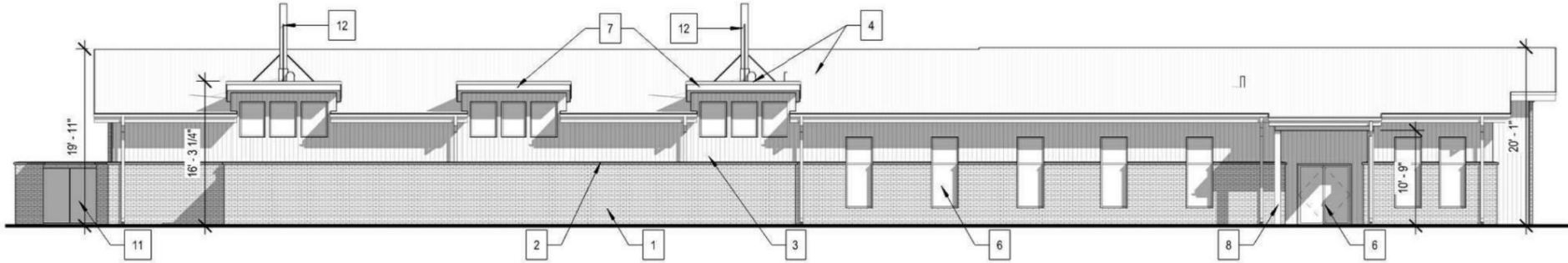
## NORTH ELEVATION NOVO LABS OFFICE BUILDING

Date 02-03-2020

A-10

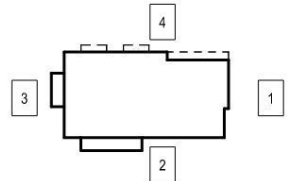


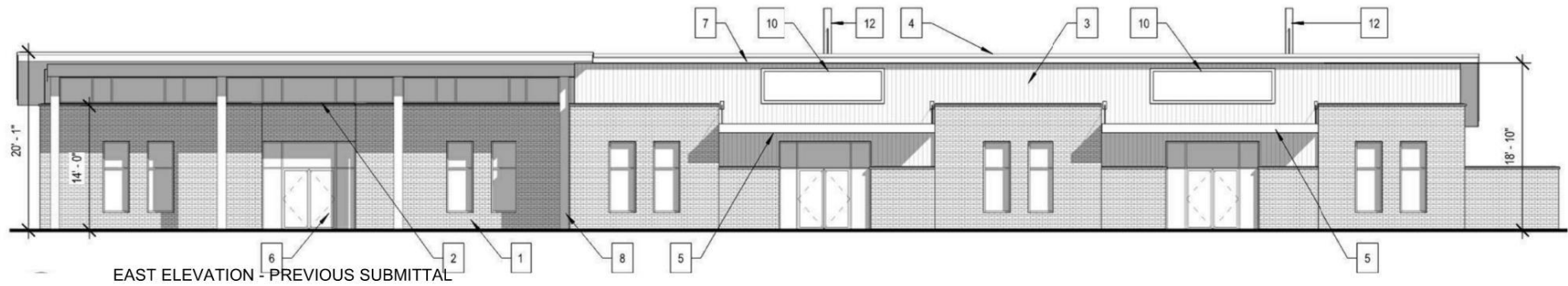
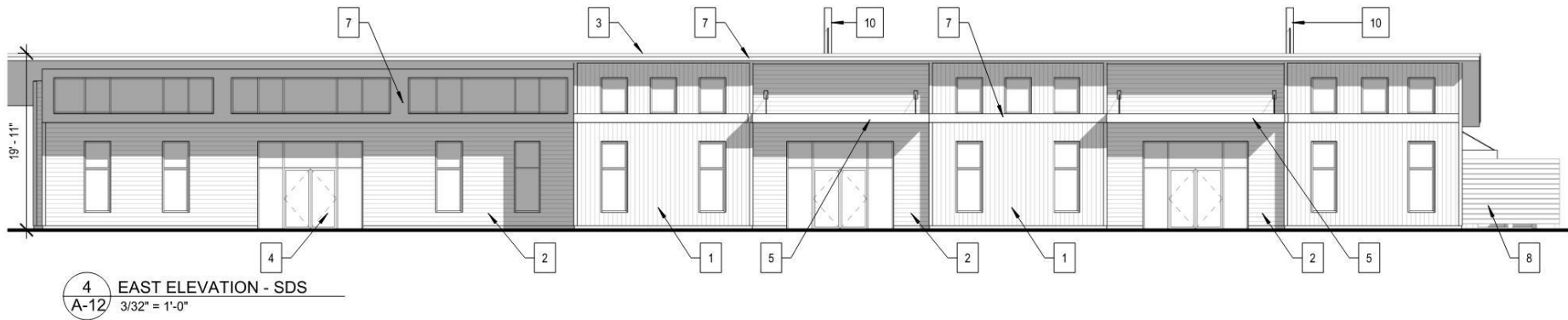
2 WEST ELEVATION - SDS  
A-11 3/32" = 1'-0"



MATERIAL LEGEND										PLAN KEY	
1	CORRUGATED METAL SIDING	3	STANDING SEAM METAL ROOFING	5	PREFABRICATED METAL AWNING	7	METAL TRIM	9	GUTTER & DOWNSPOUT	11	CRICKET
2	EXTERIOR PANEL - WOOD GRAIN	4	STOREFRONT WINDOWS	6	EXTERIOR DOOR	8	HVAC SCREEN	10	CHEMICAL HOOD VENT		

The plan key diagram shows a rectangular building footprint with several features indicated by numbered callouts: 1. Corrugated Metal Siding (left side), 2. Exterior Panel - Wood Grain (bottom center), 3. Standing Seam Metal Roofing (left side), 4. Storefront Windows (top right corner), 5. Prefabricated Metal Awning (top right corner), 6. Exterior Door (bottom center), 7. Metal Trim (top right corner), 8. HVAC Screen (top right corner), 9. Gutter & Downspout (top right corner), 10. Chemical Hood Vent (bottom center), and 11. Cricket (top right corner).

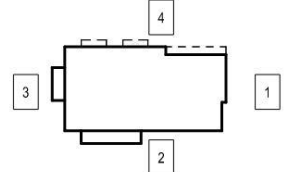




#### MATERIAL LEGEND

1 CORRUGATED METAL SIDING	3 STANDING SEAM METAL ROOFING	5 PREFABRICATED METAL AWNING	7 METAL TRIM	9 GUTTER & DOWNSPOUT	11 CRICKET
2 EXTERIOR PANEL - WOOD GRAIN	4 STOREFRONT WINDOWS	6 EXTERIOR DOOR	8 HVAC SCREEN	10 CHEMICAL HOOD VENT	

#### PLAN KEY



## EAST ELEVATION NOVO LABS OFFICE BUILDING

Date 02-03-2020

A-12



SOUTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE - PREVIOUS SUBMITTAL



PERSPECTIVE VIEW  
NOVO LABS OFFICE BUILDING

Date 02-03-2020





NORTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE - PREVIOUS SUBMITTAL



PERSPECTIVE VIEW  
NOVO LABS OFFICE BUILDING

Date 02-03-2020



SOUTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE - PREVIOUS SUBMITTAL

## **Agenda Item #2**

---

### **14 CROSS CREEK DR. TMS # 424-00-00-013**

Request conceptual approval for the construction of a new residential community with four, 4-story buildings and detached garages, for over age 55 residents.

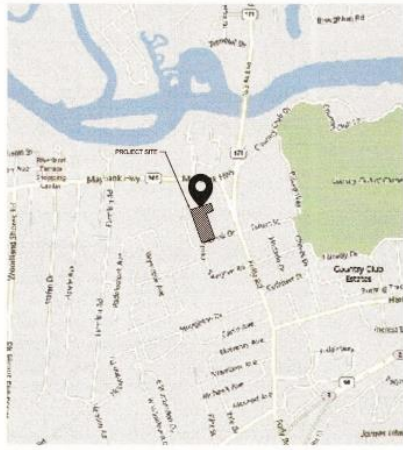


# 14 CROSSCREEK DRIVE

## CITY OF CHARLESTON, SOUTH CAROLINA

City Project ID# TRC-SP2019-000215  
TMS# 424-00-00-040

### SITE LOCATION MAP



### PROJECT DESCRIPTION

**PROJECT DATA:**  
THIS PROJECT IS LOCATED ON A 4.48 ACRE TRACT AT 320 HOLLY ROAD ON JAMES ISLAND IN CHARLESTON, SC (TMS#: 424-00-00-040). THE TRACT AS IT EXISTS IS DEVELOPED AS THE CROSS CREEK SHOPPING CENTER.

THE PROPOSED REDEVELOPMENT WILL INCLUDE 4 AGE RESTRICTED CONDOMINIUM BUILDINGS TOTALING 111 TOTAL UNITS, 5 DETACHED GARAGE STRUCTURES, AND ASSOCIATED PARKING AND SITE INFRASTRUCTURE.

THE SCOPE OF SITE WORK RELATED TO THIS PROJECT INVOLVES THE FOLLOWING:

- INSTALLATION OF STORM DRAINAGE INFRASTRUCTURE (UNDERGROUND DETENTION SYSTEM, CATCH BASINS, CURB INLETS, PIPING, ETC.)
- CONNECTION TO THE EXISTING WATER MAIN
- CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM

LOT OCCUPIED BY BUILDING: 36.0%

**LAND USES ACREAGE CHART:**  
TOTAL SITE ACREAGE: 4.48 ACRES  
HIGHLAND: 4.48 ACRES  
CRITICAL AREA: 0.00 ACRES

**FLOOD ZONE:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND AE (EL. 12) SCALED FROM FEMA FLOOD MAP PANEL NO. 45019C0313J, REVISED NOVEMBER

17, 2004.  
ZONING DISTRICT: THE PARCEL TO BE DEVELOPED IS ZONED GENERAL BUSINESS (GB) PER THE CITY OF CHARLESTON ZONING ORDINANCE.

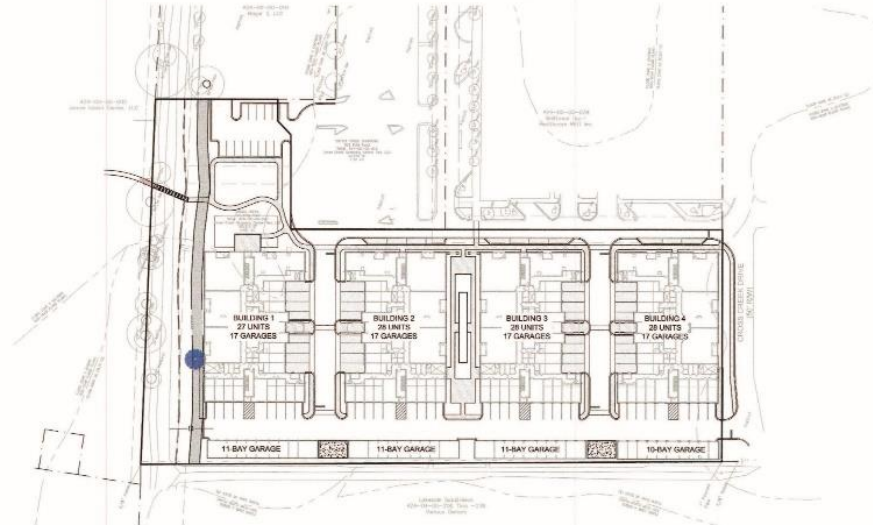
**ZONING REQUIREMENTS**  
ZONING DISTRICT: GENERAL BUSINESS (GB)  
HEIGHT LIMIT = 4 STORIES  
TOTAL AREA OF THE SITE: 4.48 ACRES

**SANITARY SEWER DISPOSAL:**  
SANITARY SEWER DISPOSAL SERVICE WILL BE PROVIDED BY CHARLESTON WATER SYSTEM VIA THE CONNECTION TO THE EXISTING SANITARY SEWER MANHOLE ADJACENT TO THE PROJECT SITE.

**PROPERTY INFORMATION:**  
TMS# 424-00-00-040  
CURRENT OWNER: CROSS CREEK SHOPPING CENTER TWO, LLC

**ADA NOTE:**  
ALL RIGHT-OF-WAYS WILL BE ADA COMPLIANT, WHILE UNDER CONSTRUCTION, ALL EXISTING RIGHT-OF-WAYS WILL REMAIN ADA COMPLIANT OR AN ALTERNATIVE ACCESSIBLE ROUTE WILL BE PROVIDED.

### SITE OVERVIEW



### GENERAL NOTES

1. ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY SEAMON WHITEHOUSE AND ASSOC. SURVEYING LLC, DATED 2/7/2017.
2. ALL ELEVATIONS ARE BASED ON NGVD29 DATUM
3. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK, EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL MAINTAIN AND BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
5. AN AUTOCAD BASE PLAN OF THIS DRAWINGS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST. ENGINEER SHALL NOT BE RESPONSIBLE FOR ERRORS IN ELECTRONIC DATA.
6. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO M.U.T.C.D. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
7. A COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.
8. A DYE TEST MUST BE PERFORMED BY A LICENSED PLUMBER FOR SANITARY SEWER CONNECTIONS TO VALIDATE THE CONNECTIONS ARE PROPERLY ROUTED INTO THE SANITARY SEWER SYSTEM AND NOT THE STORM SEWER SYSTEM. THIS MUST BE COMPLETED AND SUBMITTED TO THE CITY STORMWATER DIVISION BEFORE APPROVAL OF A CERTIFICATE OF OCCUPANCY WILL BE GIVEN

### Sheet List Table

Sheet Number	Sheet Title
C-1.0	TITLE SHEET
C-1.1	DRAWING LEGEND
1 OF 1	EXISTING CONDITIONS (SEAMON WHITEHOUSE SURVEYING)
1 OF 1	SUBDIVISION PLAN (SEAMON WHITEHOUSE SURVEYING)
C-2.0	SITE PLAN
L-0.1	CONTEXT AND MASSING
L-0.2	HISTORIC AND CURRENT OVERLAY CONNECTIONS
L-0.3	CONNECTIONS
L-0.4	ILLUSTRATIVE SITE PLAN
L-0.5	GREEN SPACE EXHIBIT
L-0.6	DRAINAGE EXHIBIT
L-0.7	IMPROVEMENT IMAGERY
L-0.8	STREETSCAPE ELEVATION
L-0.9	PLANT ZONE EXHIBIT
L-0.10	PLANT PALETTE
A1	FLOOR PLAN - LEVEL 1
A2	FLOOR PLAN - LEVEL 2
A3	FLOOR PLAN - LEVEL 3
A4	FLOOR PLAN - LEVEL 4
A5	ROOF PLAN & SECTION
A6	BLDG 1 & 4 - ELEVATIONS
A7	BLDG 2 & 3 - ELEVATIONS
A8	BLDG 2 & 3 - ELEVATIONS
A9	BLDG 2 & 3 - ELEVATIONS
A10	11 BAY GARAGE - FLOOR PLAN AND ELEVATION

### TOTAL BUILDING SF:

**BUILDING 1:** +/- 65,958 SF  
27 UNITS  
1ST FLOOR: 17,079 SF  
2ND FLOOR: 16,263 SF  
3RD FLOOR: 16,263 SF  
4TH FLOOR: 16,263 SF

**BUILDING 3:** +/- 65,958 SF  
28 UNITS  
1ST FLOOR: 17,079 SF  
2ND FLOOR: 16,263 SF  
3RD FLOOR: 16,263 SF  
4TH FLOOR: 16,263 SF

**BUILDING 2:** +/- 65,958 SF  
28 UNITS  
1ST FLOOR: 17,079 SF  
2ND FLOOR: 16,263 SF  
3RD FLOOR: 16,263 SF  
4TH FLOOR: 16,263 SF

**BUILDING 4:** +/- 65,958 SF  
28 UNITS  
1ST FLOOR: 17,079 SF  
2ND FLOOR: 16,263 SF  
3RD FLOOR: 16,263 SF  
4TH FLOOR: 16,263 SF



### PROJECT CONTACTS

**DEVELOPER:**  
BEAZER HOMES, LLC  
4401 BELLE OAKS DRIVE, SUITE 120  
NORTH CHARLESTON, SC 29404  
CONTACT: GORDON GEER  
PHONE: 708-202-4327

**OWNER:**  
CROSS CREEK SHOPPING CENTER TWO, LLC  
1620 LINVILLE POINTE  
MORGANTOWN, NC 28665

**CIVIL ENGINEER & LANDSCAPE ARCHITECT:**  
SEAMON WHITEHOUSE & ASSOCIATES, LLC  
501 WANDO PARK BLVD., SUITE 200  
MOUNT PLEASANT, SC 29566  
CONTACT: PATTERSON FARMER  
PHONE: 843-684-1867

**SURVEYOR:**  
SEAMON WHITEHOUSE & ASSOCIATES SURVEYING, LLC  
1035-B JENKINS ROAD  
CHARLESTON, SC 29407  
CONTACT: PHILIP BRYAN, PLS  
PHONE: (843) 795-9330



**14 CROSSCREEK DRIVE**  
**BEAZER HOMES**  
CHARLESTON, SOUTH CAROLINA

SW+ PROJECT:	7948
DATE:	1/21/20
DRAWN BY:	MRC
CHECKED BY:	RPF
<b>REVISION HISTORY</b>	
1	2/25/19
2	3/4/19
3	4/22/19
4	5/25/19
5	8/5/19
6	1/22/20

LEGEND &  
REVISION  
NOTES

C-1.1

OBJECTS AND SYMBOLS			DRAWING LEGEND		
EXISTING	NEW		EXISTING	NEW	
Adjusting Property Line		N/A	Survey Station		S.S.
Centerline		(Shown as D-Walling)	Survey Station (Used as D.P.)		S.S.
Cornerstone		(Shown as D-Walling)	Obstacle		O.B.
Substation		(Shown as D-Walling)	Obstacle (Used as D.P.)		O.B.
Sanitary Sewer (Overhead)		SS	Point of Intersection		P.I.
Sanitary Sewer (Underground)		SS	Water Surface Elevation		W.S.E.
Water Line		W	Property Corner P.W.		P.W.
Gas & Sewer (Shared)		GS	Reluctant Intersection		R.I.
Utility Offset (Right)		U.O.	Reluctant Intersection		R.I.
Storm Drain		SD	Reluctant Intersection		R.I.
Road Right		R.R.	Reluctant Intersection		R.I.
Substation Change		S.C.	Reluctant Intersection		R.I.
SS Valve, Standard		S.V.	Reluctant Intersection		R.I.
SS Valve, Reduced		S.V.	Reluctant Intersection		R.I.
Private Line	N/A	N/A	Reluctant Intersection		R.I.
Watermain Line	N/A	N/A	Reluctant Intersection		R.I.
Flood Zone		F.Z.	Reluctant Intersection		R.I.
Canal		C	Reluctant Intersection		R.I.
Natural Gas		N.G.	Reluctant Intersection		R.I.
Overhead Electrical		O.E.	Reluctant Intersection		R.I.
Underground Electrical		U.E.	Reluctant Intersection		R.I.
Underground Telephone		U.T.	Reluctant Intersection		R.I.
Underground Cable		U.C.	Reluctant Intersection		R.I.
Underground Fiber Optic		U.F.O.	Reluctant Intersection		R.I.
Power		P	Reluctant Intersection		R.I.
Extension Corridor		E.C.	Reluctant Intersection		R.I.
Proposed Street (Existing Relocation)		P.S.	Reluctant Intersection		R.I.

1. PERMITTING  
DATE - 2/25/2019  
REASON: PRE-APP TRC SUBMITTAL
2. PERMITTING  
DATE - 3/4/2019  
REASON: BZA-SD SUBMITTAL
3. PERMITTING  
DATE - 4/22/19  
REASON: BZA-SD RESUBMITTAL
4. PERMITTING  
DATE - 6/25/19  
REASON: BZA-SD RESUBMITTAL
5. PERMITTING  
DATE - 8/5/19  
REASON: BZA-SD RESUBMITTAL
6. PERMITTING  
DATE - 1/22/2020  
REASON: CONCEPTUAL DRG SUBMITTAL



# REFERENCES:

PLAN	DATE
1	07/07
2	08/01
3	08/01
4	08/01
5	08/01
6	08/01
7	08/01
8	08/01
9	08/01
10	08/01

SCDOT DOCUMENT NO. 16-0900A

SHEET 14A, 14B, 14C

TWO 424-00-013

LINE	BEARING	DISTANCE
1	N 71° 41' 11" E	15.37
2	N 71° 41' 11" W	15.37

424-00-013  
Jenna Ward Center, LLC

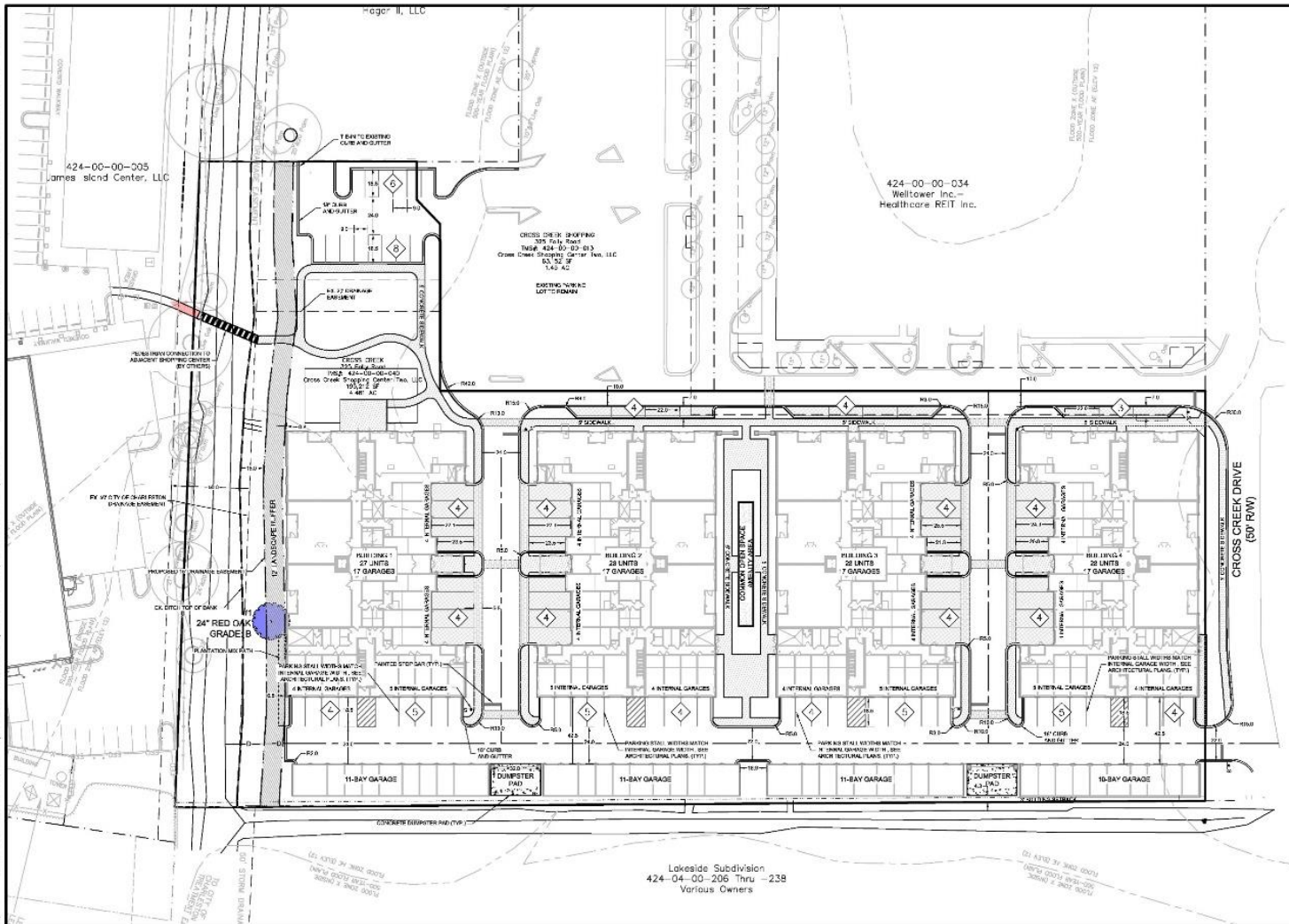
- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAN IS FOR DESCRIPTIVE PURPOSES ONLY.
  2. ALL ELEVATIONS ARE BASED ON NAVD83.
  3. ELEVATIONS ARE BASED ON SOUTH LANE AND STATE PLANE 8500 PACE.
  4. ELEVATIONS SHOWN ARE APPROXIMATE.
  5. THE PROPERTY IS LOCATED AT THE INTERSECTION OF SOUTH LANE AND STATE PLANE 8500 PACE.
  6. THE PROPERTY IS LOCATED AT THE INTERSECTION OF SOUTH LANE AND STATE PLANE 8500 PACE.
  7. THE PROPERTY IS LOCATED AT THE INTERSECTION OF SOUTH LANE AND STATE PLANE 8500 PACE.
  8. THE PROPERTY IS LOCATED AT THE INTERSECTION OF SOUTH LANE AND STATE PLANE 8500 PACE.
  9. THE PROPERTY IS LOCATED AT THE INTERSECTION OF SOUTH LANE AND STATE PLANE 8500 PACE.
  10. THE PROPERTY IS LOCATED AT THE INTERSECTION OF SOUTH LANE AND STATE PLANE 8500 PACE.
  11. THE PROPERTY IS LOCATED AT THE INTERSECTION OF SOUTH LANE AND STATE PLANE 8500 PACE.

## LEGEND

- HIGH POINT, AS DESCRIBED
- 8" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 4" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 2" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/2" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/4" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/8" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/16" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/32" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/64" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/128" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/256" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/512" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/1024" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/2048" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/4096" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/8192" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/16384" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/32768" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/65536" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/131072" PIPE, 10' DEPTH, ON 10' CENTER, SET
- 1/262144" PIPE, 10' DEPTH, ON 10' CENTER, SET
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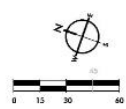


**TOTAL BUILDING SF:**

<b>BUILDING 1:</b> 41 65,998 SF 27 UNITS 1ST FLOOR: 17,276 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF	<b>BUILDING 2:</b> 41 65,968 SF 28 UNITS 1ST FLOOR: 17,276 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF	<b>BUILDING 3:</b> 41 65,998 SF 28 UNITS 1ST FLOOR: 17,276 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF	<b>BUILDING 4:</b> 41 65,968 SF 28 UNITS 1ST FLOOR: 17,276 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF
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**MATERIAL LEGEND**

[Symbol]	STANDARD DUTY ASPHALT PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	BRICK PAVERS
[Symbol]	PLANTATION MIX PATH
[Symbol]	PERVIOUS PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT



**PARKING DATA:**

TOTAL REQUIRED PARKING (1.5 SPACES / UNIT) x 111 UNITS = 167 SPACES  
 TOTAL PROVIDED PARKING = 204 SPACES  
 33 ON-SITE SURFACE PARKING SPACES  
 111 GARAGE PARKING SPACES

**SITE DENSITY: 24.6 DU/AC**



**EXISTING UTILITY NOTE:**

THE LOCATION OF EXISTING UTILITIES IS SHOWN ON THIS PLAN AND SHOWN AS AN APPROXIMATE INDICATION OF THEIR LOCATION. THE EXISTING UTILITIES ARE NOT SHOWN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT MAY OCCUR DURING CONSTRUCTION.

**SW**  
SEAMON WHITE SIDE

MOUNT PLEASANT, SC 29504  
 803.884.1989  
 GREENVILLE, SC 29615  
 864.298.5634  
 SUMMERVILLE, SC 29586  
 803.884.1989  
 1000 BROADWAY, SUITE 100



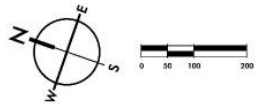
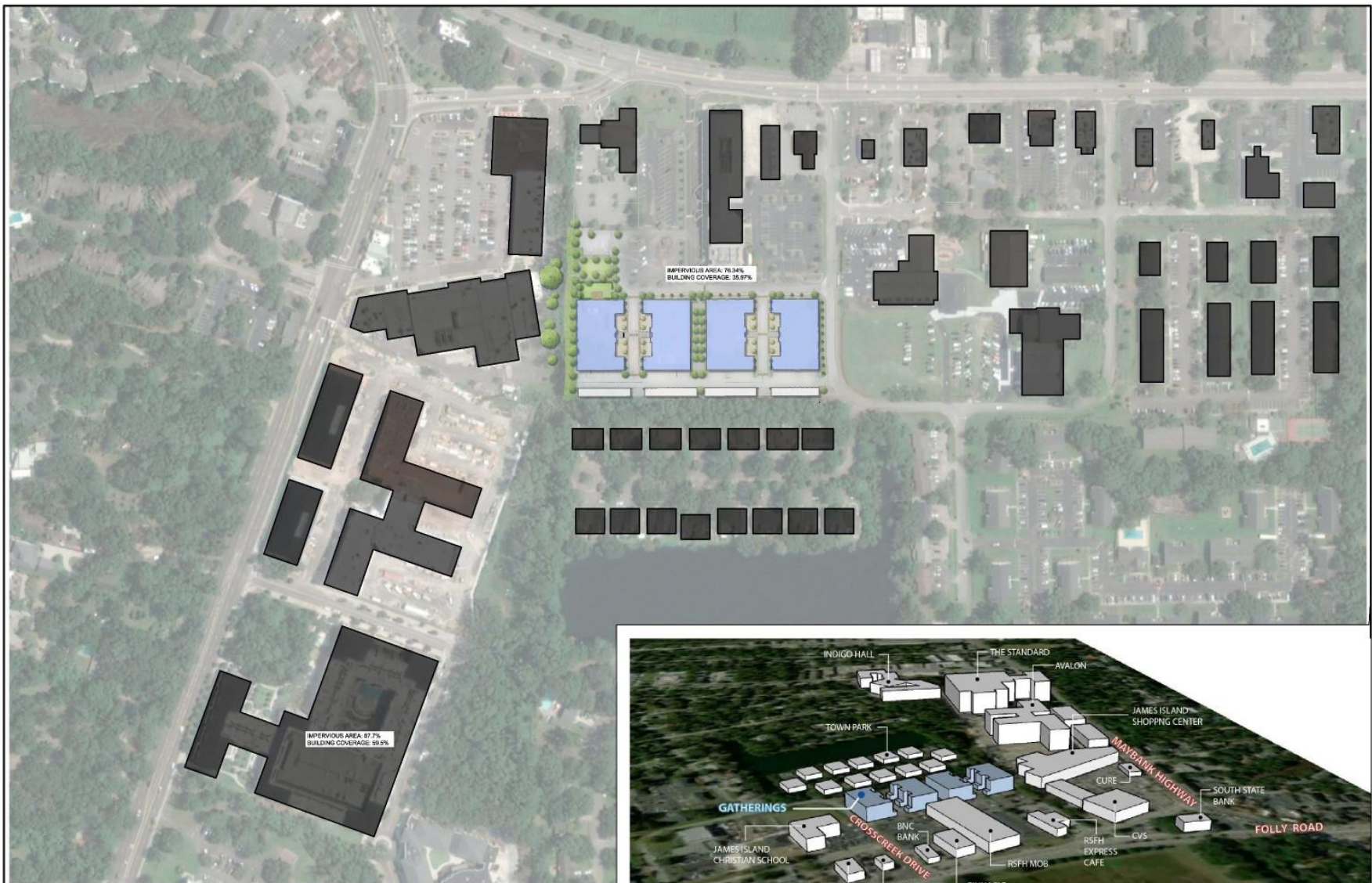
**14 CROSSCREEK DRIVE**  
**BEAZER HOMES**  
 CHARLESTON, SOUTH CAROLINA

**REVISION HISTORY**

NO.	DATE	DESCRIPTION
1	2/20/21	ISSUED FOR PERMIT
2	3/10/21	REVISED PER CITY COMMENTS
3	4/22/21	REVISED PER CITY COMMENTS
4	5/25/21	REVISED PER CITY COMMENTS
5	5/25/21	REVISED PER CITY COMMENTS
6	5/25/21	REVISED PER CITY COMMENTS

**SITE PLAN**





**SW**  
SEAMONWHITESIDE

MOUNT PLEASANT, SC  
843.884.1867  
GREENVILLE, SC  
864.298.5534  
SUMMERVILLE, SC  
843.884.1867  
WWW.SEAMONWHITESIDE.COM



1/10/18

**14 CROSSCREEK DRIVE**  
**BEAZER HOMES**  
CHARLESTON, SOUTH CAROLINA

SWH PROJECT:	7948
DATE:	2/25/19
DRAWN BY:	DMF
CHECKED BY:	ORS
<b>REVISION HISTORY</b>	
A.	2/25/19
B.	3/6/19
C.	4/27/19
D.	6/25/19
E.	8/5/19

CONTEXT AND MASSING

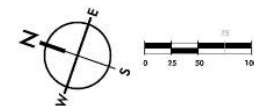




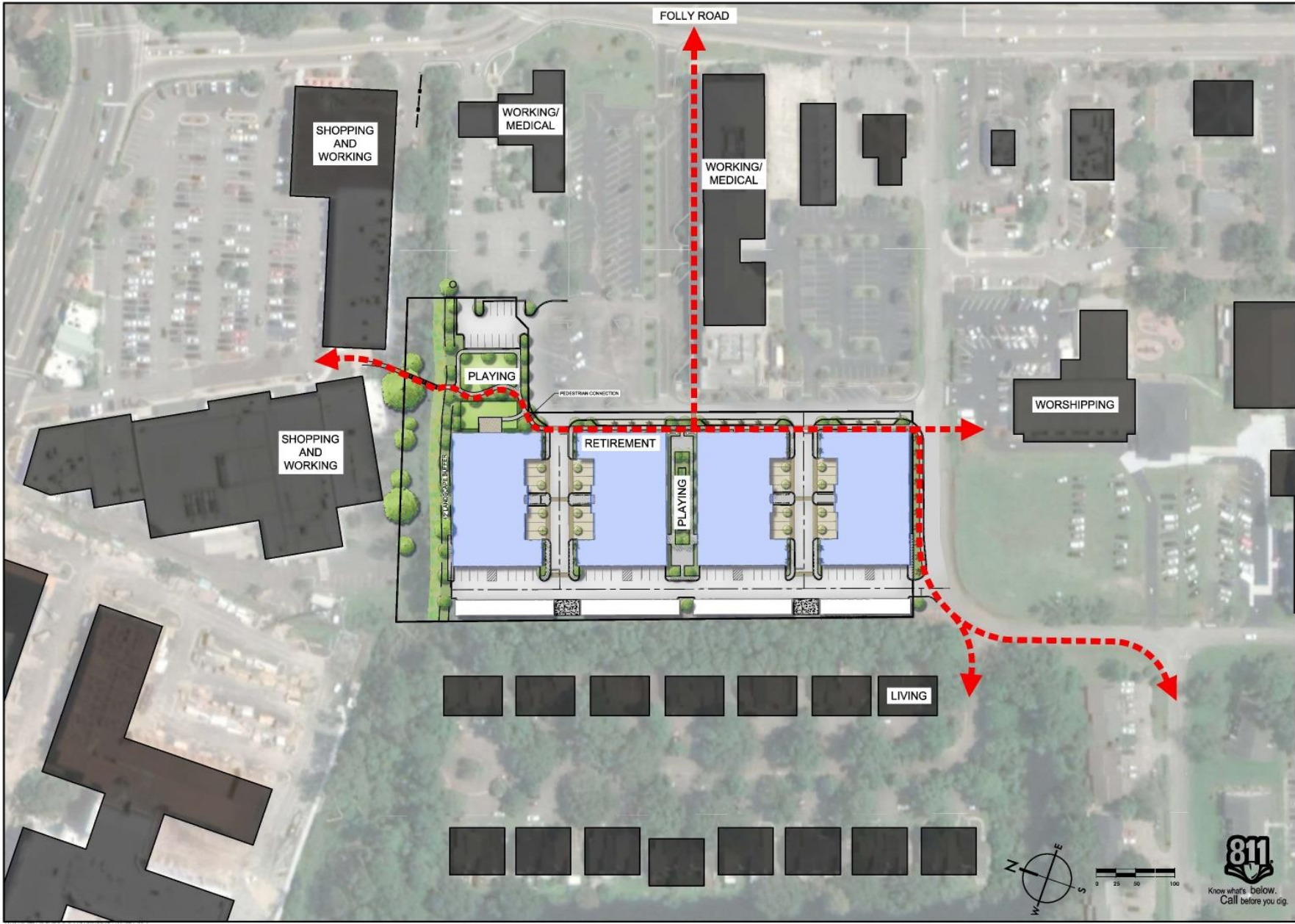
2007 OVERLAY



CURRENT OVERLAY



REVISION HISTORY	
A	2/26/19
B	3/4/19
C	4/22/19
D	6/23/19
E	8/5/19



REVISION HISTORY	
A.	2/25/18
B.	3/1/18
C.	4/23/18
D.	5/23/18
E.	6/15/18

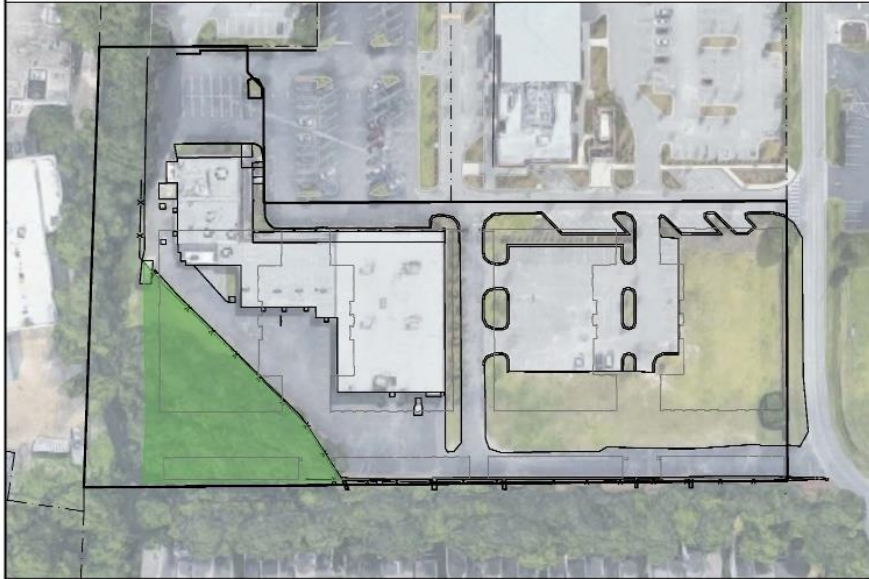




Know what's below.  
 Call before you dig.



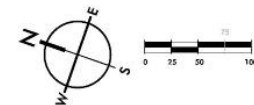




EXISTING GREEN SPACE ACREAGE: .46 AC



PROPOSED GREEN SPACE ACREAGE: .48 AC





- PERVIOUS PAVING
- UNDERGROUND DETENTION
- RESTORED SWALE
- ➔ SURFACE RUNOFF
- ➔ OUTFALL

REVISION HISTORY	
A.	2/25/18
B.	3/1/18
C.	4/23/18
D.	6/25/18
E.	8/2/18





PEDESTRIAN BRIDGE



TREE-LINED GREEN SPACE



BOCCE COURT



FOUR STORY BUILDING WITH COURTYARD



STREET WITH PALM TREES AND PARALLEL PARKING



REPEATED CHARLESTON SINGLE HOUSES



VEGETATED SWALE



PAVER CROSSWALK



PERVIOUS PARKING



GREEN WALL



PAVER BANDING



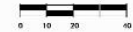
TREES IN COBBLES AT PARKING





CROSS CREEK DRIVE

STREETSCAPE ELEVATION - NORTH/SOUTH



CONNECTION TO  
SPOONFORK CREEK



STREETSCAPE ELEVATION - DETAIL AT CENTRAL PARK FEATURE



REVISION HISTORY	
A.	2/28/19
B.	3/4/19
C.	4/22/19
D.	6/25/19
E.	8/5/19



BUFFER REQUIREMENTS		
	REQUIRED PER 100 LF	REQUIRED (#1/2 LF)
CANOPY TREES	3	15
UNDERSTORY TREES	4	17
SHRUBS	20	83

 STREAM RESTORATION ZONE  
 ORNAMENTAL ZONE

**SW**  
 SEAMON/WHITESIDE  
 MOUNT PLEASANT, SC  
 803.884.1987  
 GREENVILLE, SC  
 864.298.3634  
 SUMMERVILLE, SC  
 803.884.1987  
 SEAMONWHITESIDE.COM



1/10/19

**14 CROSSCREEK DRIVE**  
**BEAZER HOMES**  
 CHARLESTON, SOUTH CAROLINA

844 PROJECT: 1946  
 DATE: 2/26/19  
 DRAWN BY: CMP  
 CHECKED BY: DMS

REVISION HISTORY	
A.	2/26/19
B.	3/1/19
C.	4/22/19
D.	5/24/19
E.	5/25/19

PLANT ZONE EXHIBIT





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ORNAMENTAL ZONE										
TREES		SHRUBS AND GRASSES					GROUNDCOVER			
										
IRONWOOD	SABAL PALMETTO	DWARF YALPON	AZALEA	VIBURNUM	LOROPETALUM	PODOCARPUS	FLAX LILY	LIRIOPE		
										
NUTTALL OAK	LIVE OAK	DWARF HYDRANGEA	CAMELLIA	DWARF PODOCARPUS	SWEETGRASS	BREEZEGRASS	ASIAN JASMINE	AGAPANTHUS		
										
VITEX	EASTERN REDBUD									
										
		CRAPE MYRTLE								
										
							HYDRANGEA	CONFEDERATE JASMINE		
STREAM RESTORATION ZONE										
TREES		SHRUBS AND GRASSES					GROUNDCOVER			
										
BALD CYPRESS		FAKAHATCHEE GRASS	SWEETGRASS	SALTMEADOW CORDGRASS	RUSH	BLACK EYED SUSAN	SWAMP SUNFLOWER			



SEASONWHITESIDE

MOUNT PLEASANT, SC  
843.894.1997  
GREENVILLE, SC  
864.286.0534  
SUMMERVILLE, SC  
843.894.1997  
WWW.SEASONWHITESIDE.COM



1/20/19

14 CROSSCREEK DRIVE  
BEAZER HOMES  
CHARLESTON, SOUTH CAROLINA

301 PROJECT: 7940  
DATE: 2/25/19  
DRAWN BY: CMF  
CHECKED BY: DFB

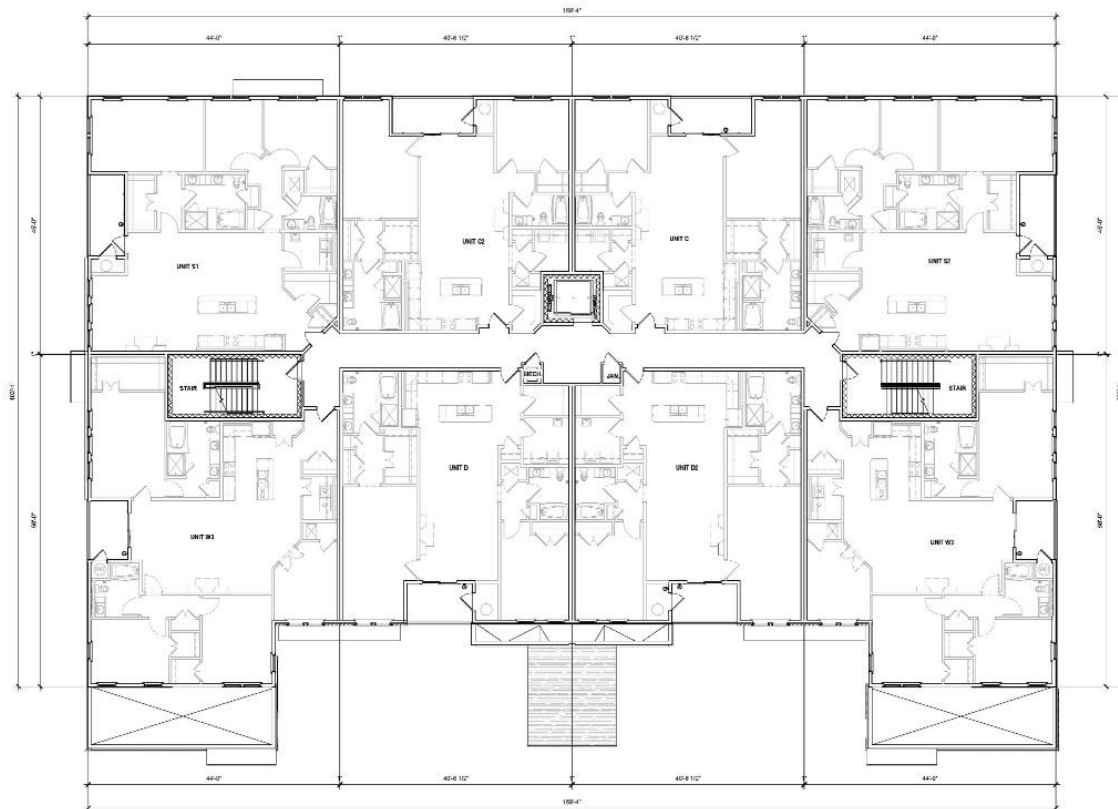
REVISION HISTORY	
A	2/25/19
B	3/4/19
C	4/22/19
D	5/29/19
E	8/5/19

PLANT PALETTE

L-0.10







1 TYPICAL FLOOR PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"

**KEY PLAN**

**FLOOR PLAN - LEVEL 2**

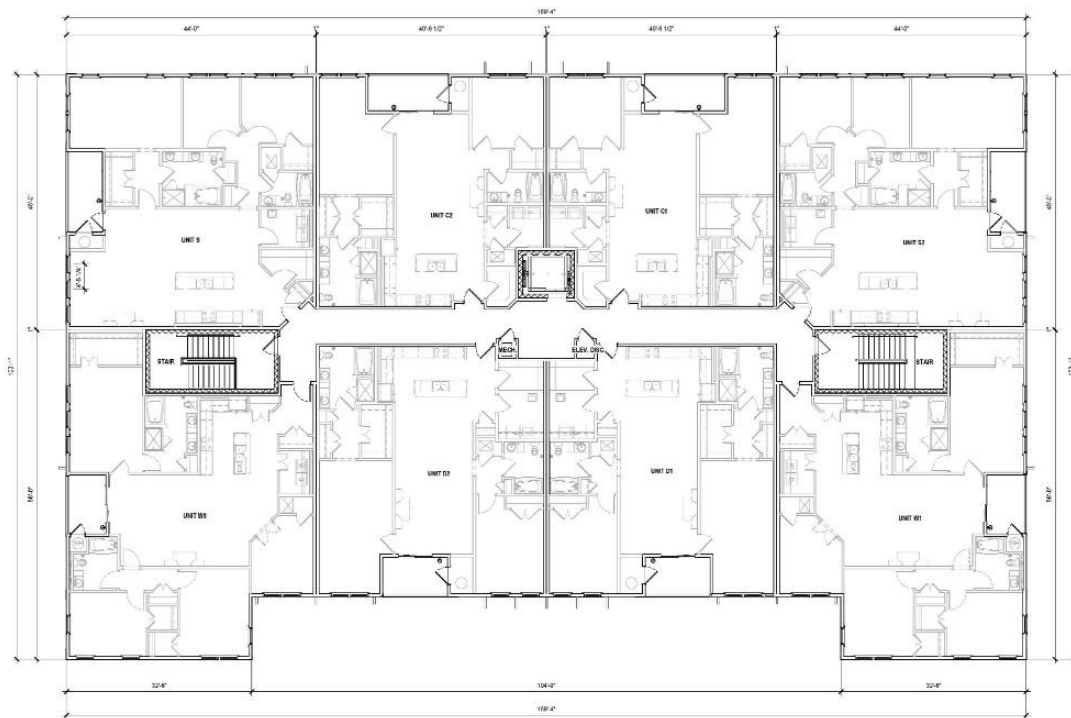
19-168

19-168

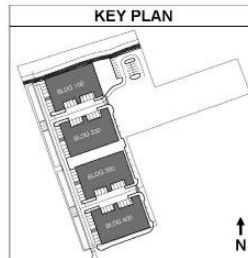
A2







1 TYPICAL FLOOR PLAN - LEVEL 4  
SCALE: 1/8" = 1'-0"



GATHERINGS AT CROSSCREEK  
14 CROSSCREEK DRIVE  
CHARLESTON, SC 29412

Gatherings  
ARCHITECTS

STUDIO ARCHITECTS

STUDIO  
ARCHITECTS

1000 W. 10TH STREET, SUITE 100  
CHARLESTON, SC 29401  
803.799.1234

CHUCK HARRIS

CHUCK HARRIS

19-168

FLOOR PLAN - LEVEL 4

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TYPE  
CONCEPT DESIGN  
JANUARY 22, 2020

19-168

ARCHITECT

A4





ELEVATION MIRRORED AS SHOWN FOR BUILDING 400

2 BLDG 100 & 400 - LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



ELEVATION MIRRORED AS SHOWN FOR BUILDING 400

1 BLDG 100 & 400 - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

## MATERIALS / COLOR PALETTE BUILDING 100 & 400

CEMENTITIOUS SIDING (SW 7506)

CEMENTITIOUS PANELS (SW 9171)

CEMENTITIOUS TRIM (SW 7104)

VINYL DOORS & WINDOWS (WHITE)

ALUMINUM GARAGE DOORS

CHEROKEE BRICK - MOSSTOWN

SHINGLES - TANKO O.E. PEWTER

METAL ROOF - BERRIDGE GALVALUME

GATHERINGS AT CROSSCREEK  
14 CROSSCREEK DRIVE  
CHARLESTON, SC 29412

*Gatherings*  
AT CROSSCREEK

STUDIO ARCHITECTS

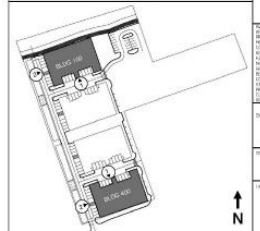


STUDIO ARCHITECTS  
1414 MARKET AVENUE, SUITE 200  
CHARLESTON, SC 29403  
(843) 723-1111

DATE: 11/11/2020

REV: 01/22/2021

## KEY PLAN



BLDG 100 & 400  
ELEVATIONS

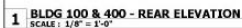
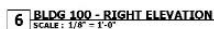
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DATE: CONCEPT DESIGN  
JANUARY 22, 2020

PROJECT:  
19-168

REVISION:  
A6







ELEVATION MIRRORRED AS SHOWN FOR BUILDING 200

2 BLDG 200 & 300 - LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



ELEVATION MIRRORRED AS SHOWN FOR BUILDING 200

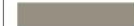
1 BLDG 200 & 300 - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

## MATERIALS / COLOR PALETTE BUILDING 200 & 300

CEMENTITIOUS SIDING (SW 7506)



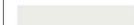
CEMENTITIOUS PANELS (SW 9171)



CEMENTITIOUS TRIM (SW 7104)



VINYL DOORS & WINDOWS (WHITE)



ALUMINUM GARAGE DOORS



CHEROKEE BRICK - MOSSTOWN



SHINGLES - TAMKO O.E. PEWTER



METAL ROOF - BERRIDGE GALVALUME



GATHERINGS AT CROSSCREEK  
14 CROSSCREEK DRIVE  
CHARLESTON, SC 29412



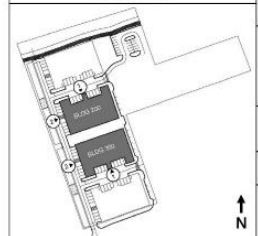
STUDIO ARCHITECTS



ARCHITECTS

DR. DATE: 10/20/2024

## KEY PLAN



BLDG 200 & 300 - ELEVATIONS

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DATE: CONCEPT DESIGN  
JANUARY 2020

19-168  
A8







STUDIO ARCHITECTS

[illegible]

Chapter Twenty

REV. DATE: 03/02/2004

[illegible]

DATE  
CONCEPT DESIGN  
JANUARY 22, 2020

19-168

**A10**